

**FOR
SALE**



Brodsworth, Retford Road, Boughton, Newark, Nottinghamshire NG22 9JN

£180,000 - Freehold

Chadwells
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PROPERTY SUMMARY

Prepare To Be Amazed... Welcome to this beautifully presented two-bedroom detached bungalow, perfectly situated in the highly desirable location of Boughton. Offering a harmonious blend of comfort and convenience, this charming property is an ideal choice for those seeking a peaceful retreat with easy access to local amenities. Boasting a substantial driveway to the front, a low maintenance private rear garden, and thoughtfully arranged interior spaces, this bungalow offers everything you need for a comfortable and relaxed lifestyle. Originally this property was the local telephone exchange and was first converted in the 1980's.

POINTS OF INTEREST

- Beautifully Presented Throughout
- Low Maintenance Private Rear Garden
- Substantial Driveway To The Front Of The Property
- Two Bedrooms
- Separate Bathroom & WC
- Desirable Location



Entrance Hall

Accessed through a composite door with obscure glass panel to front aspect. Having vinyl flooring, radiator, pendant light fitting and cupboard housing boiler.

Kitchen Diner

8' 10" x 11' 0" (2.69m x 3.35m) Fitted with modern wall and base units, having roll top work surface over inset with a composite one and a half sink/drain and a pull-out spray mixer tap. Appliances include an integral electric oven and a ceramic hob with stainless extractor hood over. Additionally benefiting from vinyl flooring, metro tiled splash backs, uPVC window to the rear, radiator, spotlights and skylight window to the ceiling.

Lounge

7' 5" x 13' 8" (2.26m x 4.17m) Having vinyl flooring, wall light fittings, anthracite vertical radiator and uPVC French doors leading to the enclosed rear garden.

Bedroom One

10' 4" x 10' 3" (3.15m x 3.12m) Having carpet flooring, radiator, decorative ceiling light fitting and dual uPVC windows to side aspect.

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m) Having carpet flooring, radiator, access to loft, pendant light fitting, uPVC windows to the front and side aspect.

Bathroom

5' 8" x 6' 5" (1.73m x 1.96m) Fitted with a two piece suite comprising of a white panel bath with electric shower over and pedestal hand wash basin. Vinyl flooring, part tiled walls, radiator, extractor fan and uPVC window to rear aspect. Also benefiting from a storage cupboard with space and plumbing for a washing machine.

WC

2' 7" x 7' 3" (0.79m x 2.21m) Fitted with a two piece suite comprising of low flush WC and hand wash basin set in vanity. Vinyl flooring, part tiled walls and extractor fan.

Externally

To the front of the property there is low maintenance gravel driveway offering ample off street parking with an additional area laid to lawn. To the rear of the property is a private garden with decking and graveled areas to the side.

**MATERIAL
INFORMATION**

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

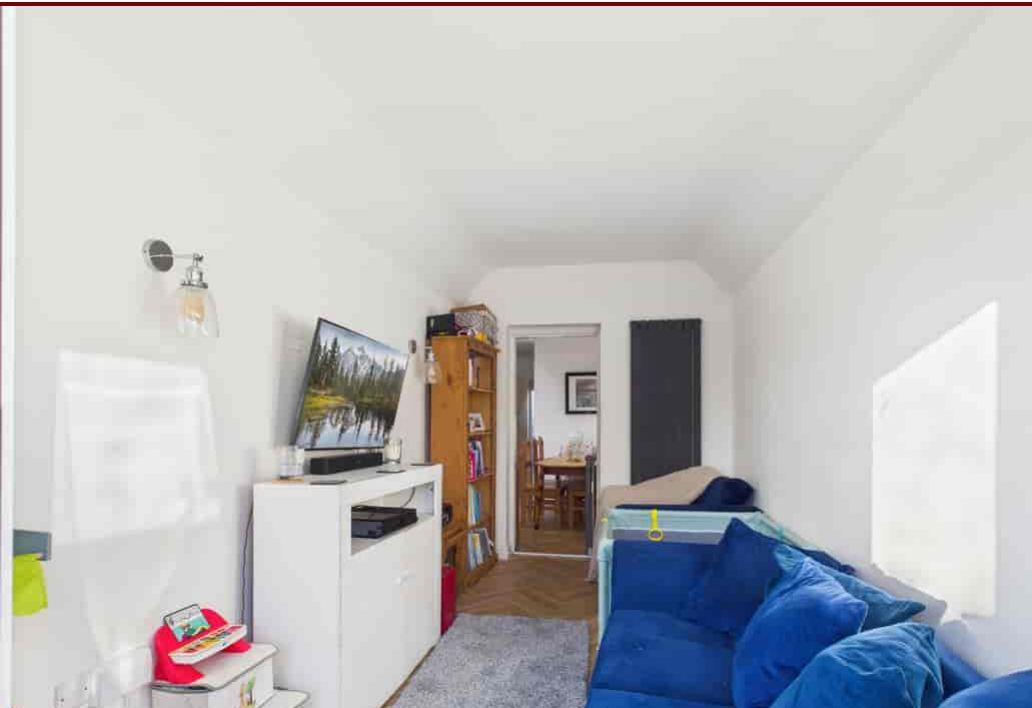
Any risk of coastal erosion? No

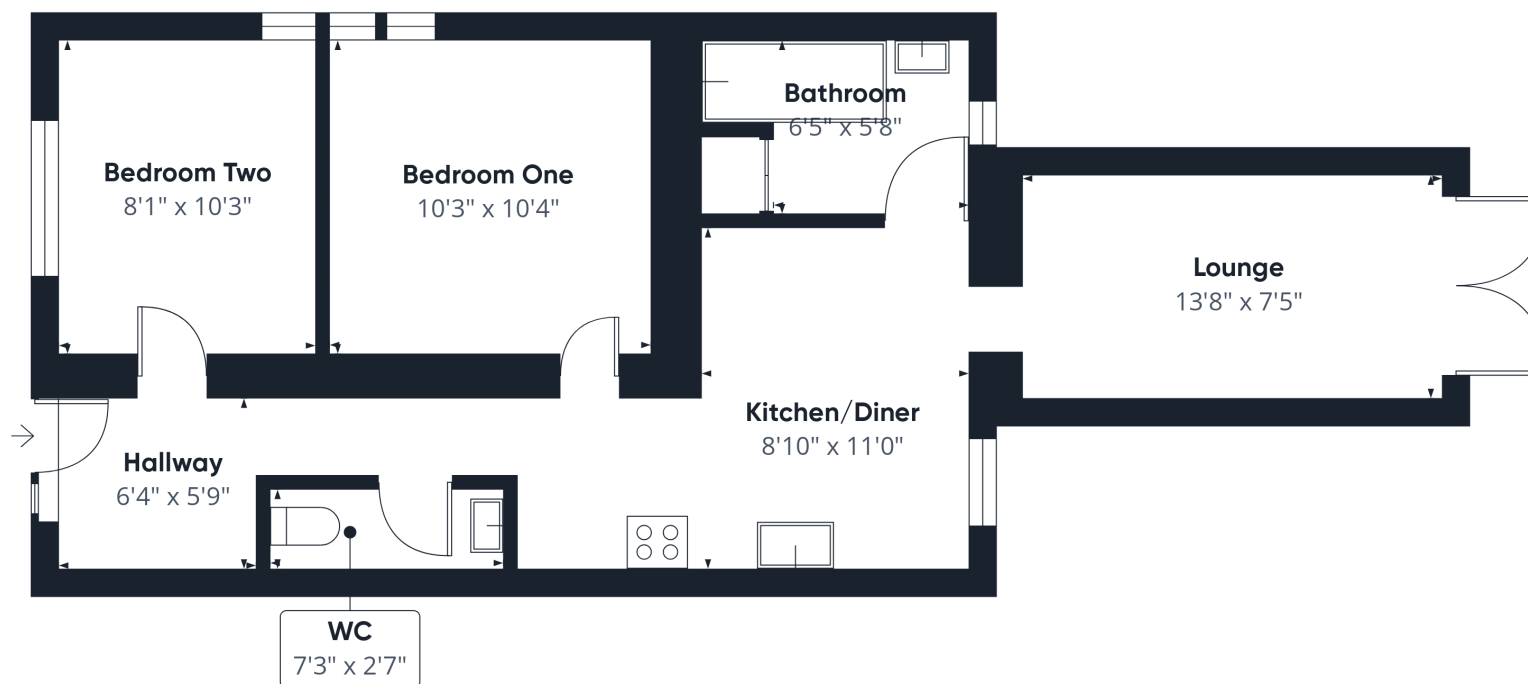
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way?
No





Approximate total area⁽¹⁾
556 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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