

FOR
SALE



The Hops, Carpenters Close. Main Road, Boughton, Newark, Nottinghamshire NG22 9JF

£295,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

A Rare Opportunity.....This charming three-bedroom detached bungalow is a true gem, offering comfortable and spacious living in the desirable location of Boughton. Nestled on a private road with gated access, this property combines privacy and convenience with tasteful features throughout. Boasting a master bedroom with an ensuite, a well-appointed kitchen/diner, and a bright conservatory, this home is perfect for both relaxing and entertaining. Boughton is a sought-after village known for its tranquil surroundings and excellent amenities. With easy access to local shops, schools, and transport links, it provides the perfect balance between peaceful countryside living and everyday convenience. The private road setting adds an extra layer of exclusivity and security, making this the ideal place to settle down.

POINTS OF INTEREST

- Three Bedroom Detached Bungalow
- Kitchen/Diner
- Utility Room
- Master Bedroom with ensuite
- Conservatory
- Gated Access
- Single Garage with Electric Door
- Gas Central Heating
- Located In A Private Road



Entrance Porch

5' 7" x 3' 0" (1.70m x 0.91m) White UPVC entrance porch with both wood and carpet flooring. Leads into main hallway.

Hallway

4' 3" x 18' 9" (1.30m x 5.71m) Bright and airy hallway with, wood flooring, radiator, ceiling light, storage cupboard and access to all rooms.

Living Room

17' 8" x 13' 5" (5.38m x 4.09m) Two uPVC windows, Radiator, ceiling spotlights, electric fire with remote control, wood flooring and french doors into sunroom/conservatory.

Sunroom/Conservatory

15' 0" x 10' 0" (4.57m x 3.05m) No shortage of light streaming into this room, with wood flooring and french doors leading into Kitchen/diner, living room and garden

Kitchen Diner

10' 2" x 16' 8" (3.10m x 5.08m) 10' 2" x 16' 8" (3.10m x 5.08m) Fitted with an excellent range of floor and wall units with integrated ring hob, electric oven with extractor fan over, granite square edge worktop and breakfast bar, ceiling spot lights and tiled flooring. Two uPVC windows to side aspect. Door leading into utility room and french doors leading into sunroom.

Utility Room

8' 11" x 5' 4" (2.72m x 1.63m) Wood flooring, range of floor and walls units, radiator, ceiling spotlights and door to rear garden.

Master Bedroom

9' 11" x 10' 11" (3.02m x 3.33m) Carpet flooring, window to rear aspect, ceiling light, radiator and door to en-suite.

Ensuite

8' 11" x 5' 4" (2.72m x 1.63m) Two piece suite comprising of low flush w/c, pedestal sink with, walk in shower unit, ceiling spotlights, part tiled walls and tiled flooring.

Bedroom Two

14' 2" x 8' 11" (4.32m x 2.72m) Bright and airy bedroom with dual aspect windows, carpet flooring, ceiling light and radiator.

Bedroom Three

7' 1" x 9' 8" (2.16m x 2.95m) Carpet flooring, ceiling spot lights, radiator and loft access.

Wet Room

8' 2" x 5' 4" (2.49m x 1.63m) 8' 2" x 5' 4" (2.49m x 1.63m) New wet room fitted in 2025. Ladder radiator, extractor fan, ceiling spotlights, low flush w/c, pedestal wash basin and shower.

Externally

Access to the property is via a private road which houses a total of 5 bungalows. The Hops is accessed through an electric gate, behind which you will find ample parking including a single garage with electric door and car port which was installed 12 months ago.

There is ramp access to the rear elevated patio garden which is perfect for family time and entertaining.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £2,460.01

Parking Types: Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living. Level access. Level access shower. Ramped access. Step free access. Wide doorways.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Brick

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a mining area. None known risks.

EPC Rating: C (73)

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

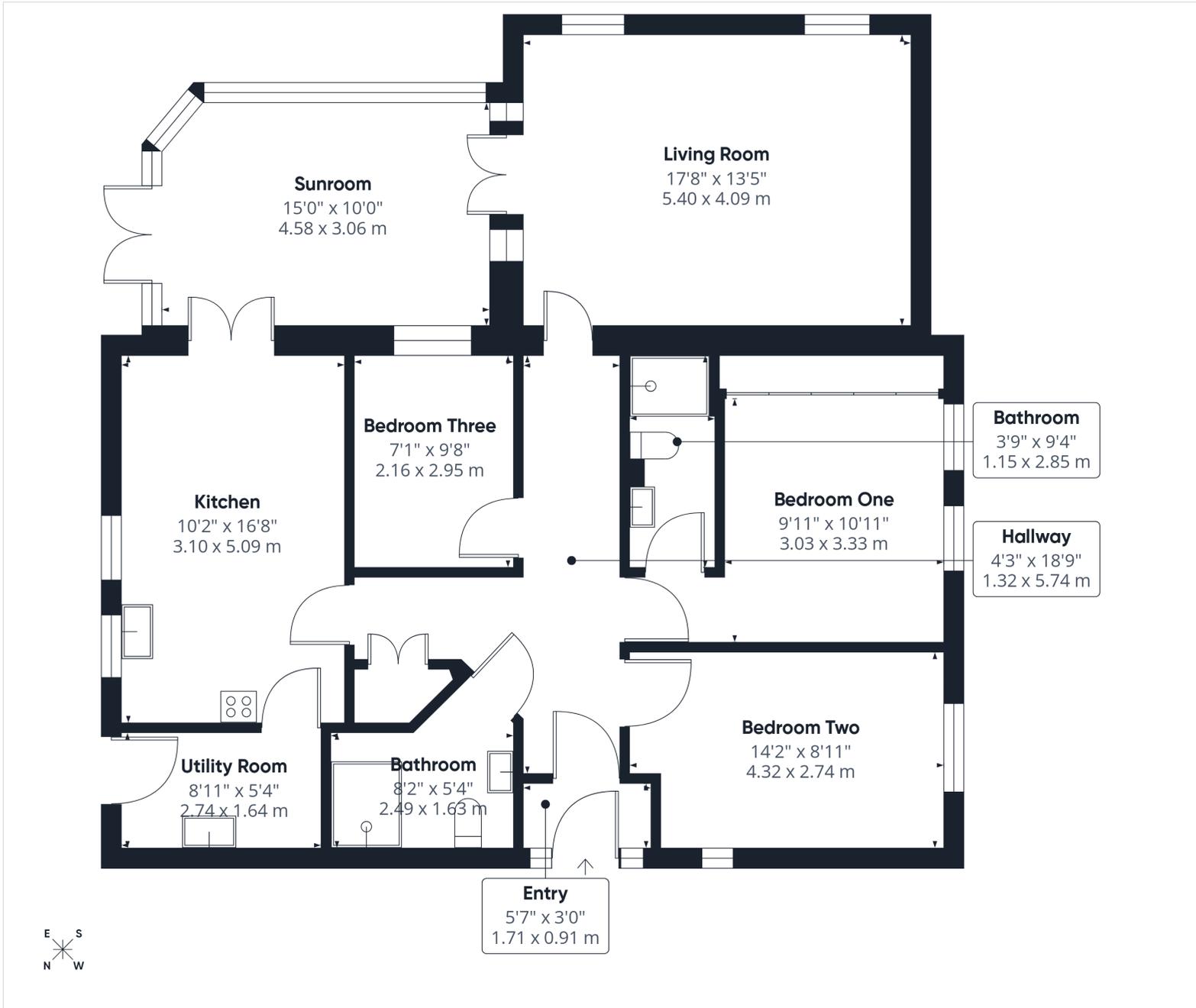
Is the property listed? No

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⁾
1181 ft²
109.8 m²

(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.