

FOR  
SALE



Tuxford Road, Boughton, Newark, Nottinghamshire NG22 9HU

£200,000 - Freehold

Chadwells  
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## PROPERTY SUMMARY

A fantastic opportunity to acquire this three-bedroom semi-detached house situated in the popular residential village of Boughton, offering plenty of potential for buyers looking to add their own stamp. The property benefits from an integral garage and a private driveway providing off-road parking. To the rear, an enclosed garden offers a secure and versatile outdoor space, ideal for families, entertaining, or keen gardeners. With well-proportioned accommodation throughout, this home is perfect for those seeking a property they can personalise and make their own. Early viewing is highly recommended to appreciate the potential on offer.

## POINTS OF INTEREST

- Desirable Location
- Offered For Sale With No Upward Chain
- Three Generous Bedrooms
- Enclosed Rear Garden
- Integral Garage
- New Roof



### **Entrance Hall**

Accessed through a uPVC door to the front aspect and having laminate flooring, two storage cupboards, radiator, pendant light fitting and stairs off to the first floor landing.

### **Lounge**

11' 4" x 27' 3" (3.45m x 8.31m) Having a feature gas fire with marble insert, hearth and wooden surround. French doors to the rear of the property, uPVC window to the front aspect, two ceiling light fittings, two radiators, TV and BT points.

### **Utility Room/ Dining Room**

8' 10" x 12' 1" (2.69m x 3.68m) Fitted with a range of base units having worksurfaces over. Space for tumble dryer and upright fridge freezer. Wall mounted combi boiler, uPVC door to the rear garden, radiator, carpet flooring, and ceiling light fitting.

### **Kitchen**

6' 7" x 12' 5" (2.01m x 3.78m) Fitted with a range of wall and base units having work surfaces over inset with a porcelain sink and mixer tap. Integrated electric oven with hob and extractor over. Space and plumbing for a washing machine, tiled splash backs, uPVC window to the rear aspect, carpet flooring, ceiling light fitting and uPVC door to the garage.

### **First Floor Landing**

With carpet flooring, loft access, pendant light fitting and obscure uPVC window to the side aspect.

### **Bedroom One**

10' 2" x 11' 8" (3.10m x 3.56m) With uPVC window to the front aspect, carpet flooring, pendant light fitting and radiator.

### **Bedroom Two**

10' 1" x 12' 3" (3.07m x 3.73m) With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

### **Bedroom Three**

8' 10" x 5' 0" (2.69m x 1.52m) With carpet flooring, dual aspect uPVC windows, radiator and pendant light fitting.

### **Bathroom**

8' 10" x 8' 11" (2.69m x 2.72m) Fitted with a four piece suite comprising of corner bath, corner shower enclosure with mains fed shower, low flush WC and pedestal hand wash basin. Obscure uPVC window to the side aspect, carpet tiled flooring, radiator, tiled splash backs and ceiling light fitting.

### **Externally**

To the front of the property is an enclosed lawn with gated access to the private driveway. The rear of the property is fully enclosed and is mainly laid to lawn with a large 14ft by 12ft shed, patio area and outside tap.

## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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

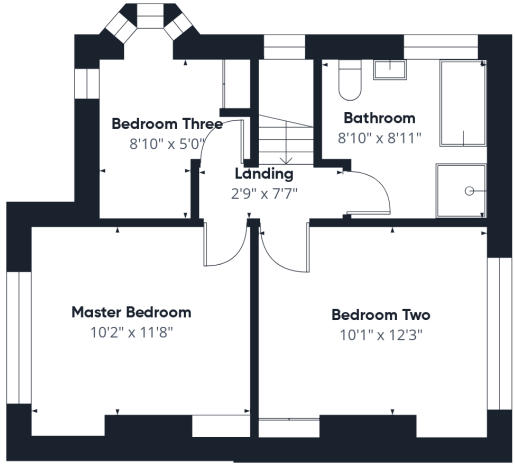
**Any easements, servitudes, or wayleaves?** No

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





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1032 ft<sup>2</sup>

(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.