



7 THORNHILL DRIVE BOUGHTON

A 1970's detached family home having recently undergone a complete refurbishment programme including installation of a newly fitted kitchen, bathroom, central heating system and rewiring. The property has a good sized garden and two parking spaces as well as a single garage. The property is close to the village centre and has a large dual aspect lounge dining room opening into the kitchen.

GUIDE PRICE: £225,000

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BROWN & CO

Property and Business Consultants

7 THORNHILL DRIVE, BOUGHTON, NEWARK, NG22 9JG

LOCATION

Boughton is a small village to the south of Retford with local amenities and schooling. Tuxford village is within comfortable distance with a good selection of local amenities and Retford town centre being approximately 15 minutes to the north with mainline railway station and more comprehensive shopping, leisure and recreational facilities.

DIRECTIONS

what3words///pushes.butchers.recovery

ACCOMMODATION

Part glazed composite door into

Good sized **ENTRANCE HALL** with two double glazed windows, recessed lighting, light oak laminate flooring, moulded skirtings, stairs to first floor with under stairs storage area. Hive central heating system.

LOUNGE DINING ROOM 22'9" x 11'7" (6.97m x 3.55m) with front aspect double glazed window and double glazed French doors leading into and overlooking the garden. Oak laminate flooring, moulded skirtings, TV and telephone points. Square arch through to

KITCHEN 12'0" x 7'9" (3.68m x 2.41m) rear aspect double glazed window. A good range of dove grey base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, integrated wine rack, built in electric oven with four ring electric hob and Perspex splashback, stainless steel extractor canopy. Wood effect working surfaces, matching upstands, space for upright fridge freezer, moulded skirtings.

FIRST FLOOR

GALLERY STYLE LANDING side aspect double glazed window.

BEDROOM ONE 11'9" x 11'4" (3.62m x 3.47m) maximum dimensions, rear aspect double glazed window with views to the garden, moulded skirtings.

BEDROOM TWO 11'9" x 10'8" (3.62m x 3.30m) front aspect double glazed window, moulded skirtings.

BEDROOM THREE 7'8" x 7'5" (2.37m x 2.27m) side aspect double glazed window, moulded skirtings, access to roof void.

REFITTED BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with mains fed shower and handheld attachment, glazed screen and aqua boarding style splashbacks. Pedestal hand basin, low level

wc, chrome towel rail radiator. Moulded skirtings, recessed lighting and extractor.

OUTSIDE

The front is walled to all sides with a drop kerb giving access to two side by side parking spaces. **SINGLE GARAGE** with personal door and double glazed window. A good area of lawn with pathway providing pedestrian access to the rear garden.

The rear garden is fenced and hedged, small patio, a good of lawn, established shrub and flower borders to the side. Space for timber shed or greenhouse. Additional pebbled area to the rear.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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