



Church Road, Boughton NG22 9JR

£650 Per Calendar Month

**** PLEASE NOTE THIS IS A 6 MONTH LET ONLY ****

Nicely presented modern detached home in pleasant position enjoying a rural aspect in this small village community. The property offers spacious accommodation to comprise of entrance hallway, downstairs cloaks/w.c, study/sitting room, living room with feature fireplace, separate dining room, modern fitted kitchen with rear utility and two storage rooms. To the first floor are three bedrooms plus modern white 3 piece bathroom suite/w.c. Having upvc double glazing and gas central heating the property also has new carpets fitted to all bedrooms and stairs/landing. Outside the property stands on a good sized plot with gardens to both front and rear. There is a front driveway providing ample car parking together with attached single brick garage. An early viewing is recommended and the property is available for immediate occupation. Excellent references are required to include employers references. Small pets may be considered. EPC Rating E copy. Bond £750. VIEWING ACCOMPANIED

- **** SIX MONTH LET ONLY ****
- **Modern fitted Kitchen**
- **Driveway & Garage**
- **EPC Rating E, BOND £750**
- **Detached 3 Bed Family Home**
- **Three reception rooms**
- **Ready for immediate let**
- **Lovely rural views to front**
- **Private gardens**
- **Small Pets considered**

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

