



The Paddock

Kirkby-In-Ashfield



£260,000

Chadwells
Estate & Letting Agents





*Beautiful Two Bedroom
Detached Bungalow Situated in
Desirable Location....*





The Paddock





Welcome

Beautiful Two Bedroom Detached Bungalow Situated in Desirable Location.... The property comprises of an entrance hallway, lounge, conservatory, dining room, fitted kitchen, cloakroom, two good sized bedrooms and a family bathroom. The property benefits from gas central heating, modern newly fitted Baxi boiler and uPVC double glazing. There are gardens to the front and the rear of the property. Off street parking is provided via a driveway for several vehicles and a garage with power and lighting. Viewing is highly recommended. NO UPWARD CHAIN.



Step inside...

Entrance Hallway

Enter through a uPVC decorative glazed door and side panel, double radiator, laminate flooring, storage cupboard with lighting and access to the loft.

Lounge 21' 9" x 11' 5" (6.63m x 3.47m)

Feature fire place with wood surround and marble effect hearth, ceiling cove and light, double and additional single radiator, laminate flooring and large patio doors leading to the conservatory.

Conservatory 10' 0" x 8' 7" (3.05m x 2.61m)

Part brick uPVC double glazed conservatory with stunning views of the garden and local countryside. Double glazed windows with decorative glazing on one wall with three opening windows and French doors opening to the patio area.

Dining Room 8' 7" x 13' 1" (2.62m x 3.98m)

With doors leading to the lounge and kitchen, single radiator, ceiling light, laminate flooring and uPVC door and window to the rear.

Kitchen 13' 1" x 8' 6" (3.98m x 2.60m)

Having a range of high and low level cupboards and drawers with wood effect worktops over. Integral double oven, hob and extractor hood, double drainer sink unit with mixer taps. Plumbing for an automatic washing machine and dish washer, spotlights, double radiator, tiled flooring, Baxi boiler and uPVC double glazed window to the side elevation.

Cloakroom

White two piece suite comprising of a low level W.C and hand wash basin within storage cabinet, ceiling light, part tiled walls, laminate flooring and uPVC double glazed window to the side elevation.

Bedroom One 14' 0" x 11' 9" (4.26m x 3.57m)

Integral wardrobes, cupboards and drawers, ceiling light, laminate flooring, plus large storage cupboard with shelves and hanging space, uPVC double glazed window to the front elevation.

Bedroom Two 11' 8" x 9' 1" (3.56m x 2.77m)

With laminate flooring, single radiator, ceiling light and uPVC double glazed window to front elevation.

Family Bathroom

White three piece suite comprising of low level w.c and hand wash basin housed within a white bathroom cabinet. P shaped paneled bath with shower over and hand held attachment. Shower cubicle with mains operated rose head shower, hand held shower attachment and glass bi-fold shower screen. Aqua boarding, wall mounted mirror, spot lights, laminate flooring, ladder style towel radiator and uPVC double glazed window to the side elevation.

Outside

To the front of the property there is a block paved driveway with ample parking for several vehicles. Well established trees and shrubs border the driveway. There is a single garage supplied with power, lighting and side gate access to the rear. The rear garden has a large paved patio area for those alfresco summer evenings with stunning field views over the local countryside towards St Wilfreds church.

Energy performance certificate (EPC)

25, Linton Drive
Boughton
NEWARK
NG22 9JJ

Energy rating

D

Valid until:

28 December 2024

Certificate number:

8584-7622-1689-6491-3922

Property type
Semi-detached bungalow

Total floor area
65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

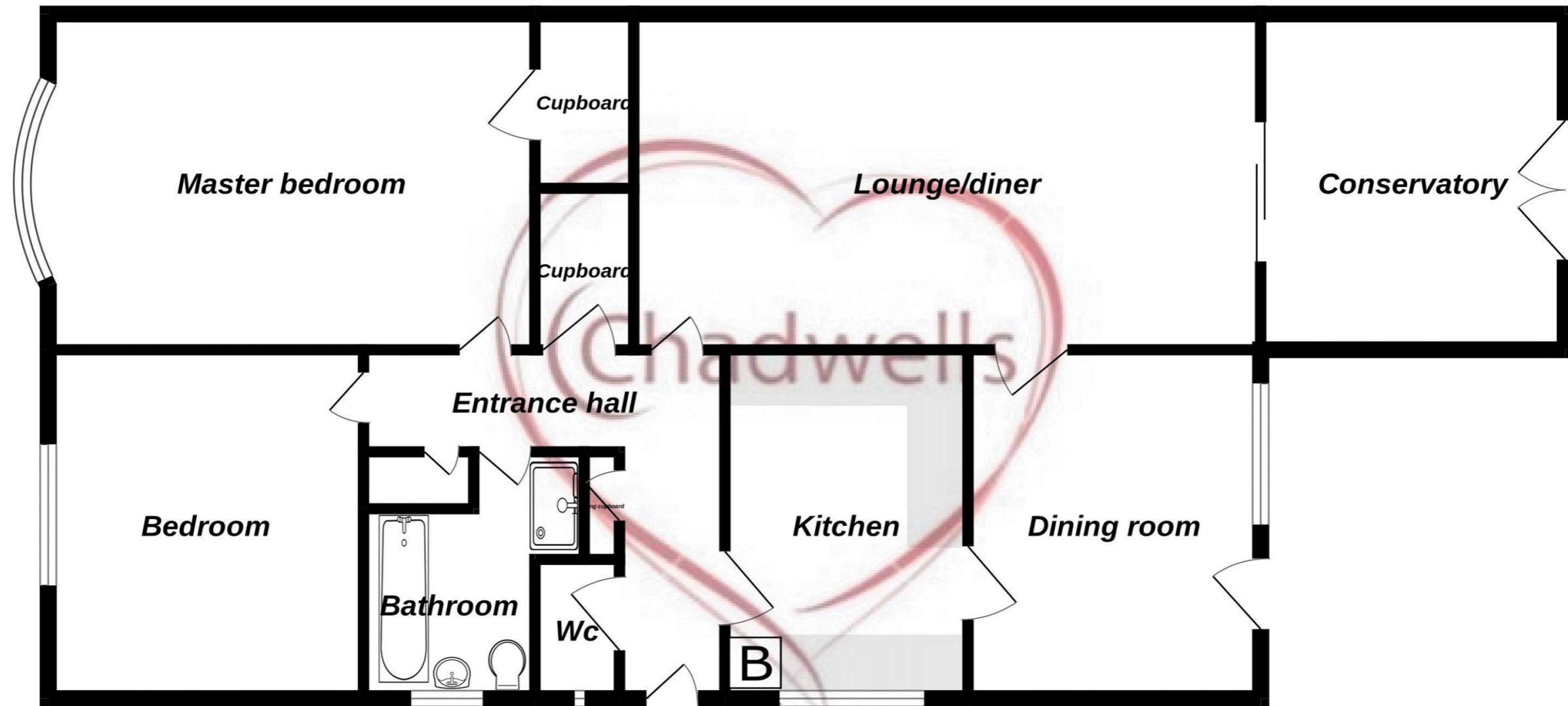
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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property, give us a call.

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