



£300,000 Freehold

MILL HOUSE KIRK DRIVE | BOUGHTON | NEWARK | NG22 9HF

**BuckleyBrown**  
ESTATE AGENTS

A CHARMING FAMILY HOME!...This traditional three-bedroom detached family home offers wonderfully generous proportions and a thoughtfully designed, free-flowing layout that perfectly suits modern family living. A home that truly reveals its full appeal once you step inside, internal inspection is essential to fully appreciate the space, warmth and versatility on offer.

Set proudly back from the road, the property enjoys an attractive frontage with excellent off-street parking provided by a smart block-paved driveway. To the rear, the delightful garden offers a lovely sized outdoor space, ideal for relaxing, entertaining or simply enjoying quality time with family.

Lovingly maintained over the years, the home is presented in neutral décor throughout, creating a bright and welcoming atmosphere while providing the perfect blank canvas for new owners to personalise and make their own.

Situated in the ever-popular area of Boughton and offered to the market with the added advantage of no upward chain, this property represents an exciting opportunity for a wide range of buyers.

The ground floor begins with a welcoming front porch that leads through to an inviting breakfast kitchen. The spacious lounge/diner forms the heart of the home, featuring a wonderful fireplace as its focal point, creating a cosy and relaxing setting. Completing the ground floor is a delightful conservatory, providing an additional reception space that enjoys views over the garden.

To the first floor, the property continues to impress with three well-proportioned bedrooms and a beautifully presented family bathroom.

Altogether, this is a warm and inviting home in a sought-after location, offering excellent space, superb potential and the perfect setting for family life.

Call today to view!





**Porch**  
Featuring a uPVC entrance door and provides access into;

**Kitchen Diner 23'5" x 11'2"**  
A fabulous spacious kitchen, which comes complete with a range of matching units with a sink and drainer unit set into working surfaces, benefiting from complementary tiled splashbacks. A useful breakfast bar area, provides modern day living. With two windows to the front and a further window to the side elevation. Central heating radiator, useful storage cupboard and stairs rising to the first floor accommodation.

**Lounge 23'5" x 12'1"**  
A lovely reception room with the focal point being the feature fireplace. With two

windows to the rear elevation and a central heating radiator. Door leads into;

**Conservatory 10'1" x 10'9"**  
A spacious and inviting conservatory which overlooks the rear garden. With a central heating radiator and double doors leading outside for convenience.

**Landing**  
With a window to the side elevation. Doors lead into;

**Bedroom One 14'4" x 12'0"**  
With a window to the rear elevation and a central heating radiator.

**Bedroom Two 8'11" x 12'5"**  
With a window to the rear elevation and a central heating radiator.

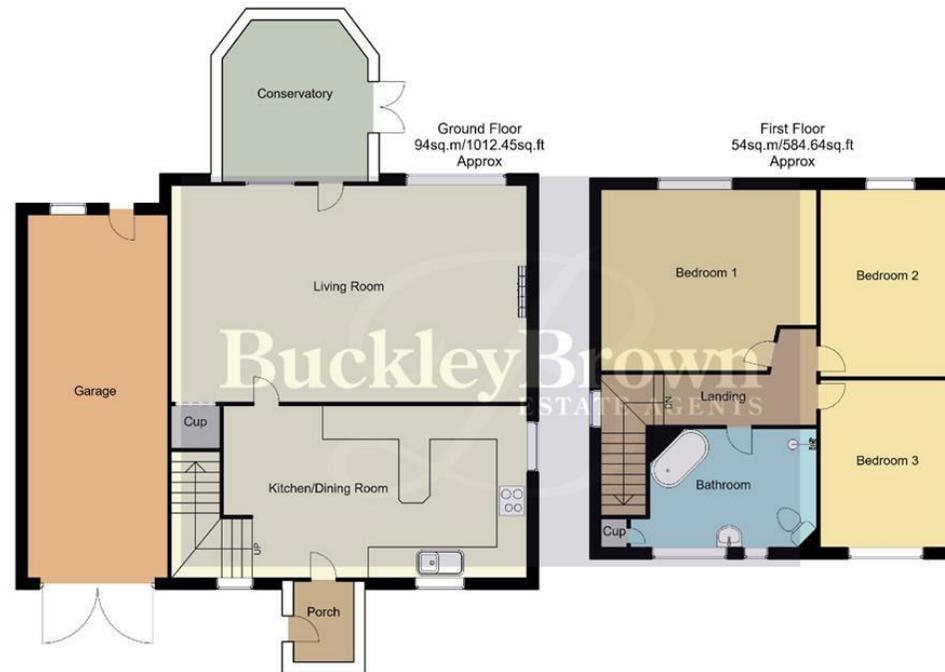


**Bedroom Three 8'11" x 11'2"**  
With windows to the front and side elevation and two central heating radiators.

**Family Bathroom 14'2" x 7'8"**  
A nicely appointed bathroom fitted with a suite in white comprising; corner panelled bath, shower cubicle, bidet, low level WC and a wash hand basin. With tiling to the floor and complementary tiled splashbacks. With a window to the front elevation and a central heating radiator.

**Outside**  
The outside complements the property just as well, boasting a blocked paved driveway to the front allowing for off street parking. This in turn gives access to the garage. To the rear is a pleasant and well sized garden, featuring a patio with the rest being laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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