

*Retford Road*

*Boughton*

Offers in Excess of £350,000

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*Oozing charm and character  
throughout with a modern twist....*





*Retford Road*



# Welcome

Oozing charm and character throughout with a modern twist.... This lovely cottage is situated on the outskirts of the quiet village of Boughton. Set in the grounds of an old working farm this property oozes charm and character throughout. Offering spacious living accommodation, the cottage briefly comprises an ultra-modern kitchen/diner finished with high quality fixtures and fittings, a lovely reception room with a wonderful bay window allowing natural light to flood the room, two large bedrooms, a fantastic family bathroom fitted with a four-piece suite and newly built garage workshop. The private courtyard garden provides the perfect space to entertain on a summers evening, an extensive and enclosed private gravel driveway allows for off road parking and the stunning field views from the front garden confirms you really are in the heart of the countryside. The cottage has been extremely well maintained with the current owners adding the garage workshop, a new roof, fitted wardrobes to the master bedroom and fully refurbishing the kitchen and bathroom. Exposed original beams are in keeping with the Cottage originality but the modern décor including solid oak doors throughout makes this a real magnificent home. This lovely home is not one to be missed call today to arrange your viewing.



# Step inside...

## **Entrance Hall** 19' 4" x 17' 0" (5.89m x 5.18m)

Enter through the uPVC door into the L shaped entrance hall which has carpet flooring, radiator, solid oak doors leading to the two bedrooms, lounge and family bathroom. A uPVC window to the side aspect.

## **Kitchen/ Diner** 16' 8" x 13' 4" (5.08m x 4.06m)

This newly installed Magnet kitchen is complete with high quality soft close wall and base units finished in a neutral modern gloss and quartz worksurfaces with undercounter sink and Quooker Tap. Integrated appliances include dishwasher, fridge/freezer, dual oven and microwave. Induction hob with extractor above and space and plumbing for washing machine. There is a large dining area with Herringbone style Amtico flooring throughout, integrated LED stripe lighting, radiator, uPVC window to the front aspect and French doors leading into the rear garden.

## **Lounge** 15' 4" x 15' 9" (4.67m x 4.80m)

The large lounge is bright and airy thanks to the dual aspect windows, one of which is a beautiful bay to the front. There is a focal fire place with tiled hearth and brick surround. Carpet flooring, radiator and solid oak door leading to the hallway and kitchen/diner. With exposed original ceiling beams.

## **Master bedroom** 13' 5" x 12' 5" (4.08m x 3.79m)

The master bedroom is of a great size, with carpet flooring, radiator, a double and a triple fitted wardrobe and uPVC window to the front aspect. With exposed original ceiling beam.

## **Bedroom Two** 12' 3" x 9' 6" (3.73m x 2.89m)

Bedroom two has carpet flooring, radiator and UPVC window to the front aspect. With exposed original ceiling beam.

## **Family bathroom** 12' 7" x 8' 9" (3.83m x 2.66m)

The family bathroom is fitted with a modern, high quality four piece suite comprising free standing bath, double low level mains fed shower with glass screen, hand wash basin and low flush WC set on vanity storage unit. Part tiled walls, wood effect tiled flooring and exposed original ceiling beam. Sensor lights, radiator, wall mounted heated towel rail and obscure uPVC window to the rear.

## **Outside**

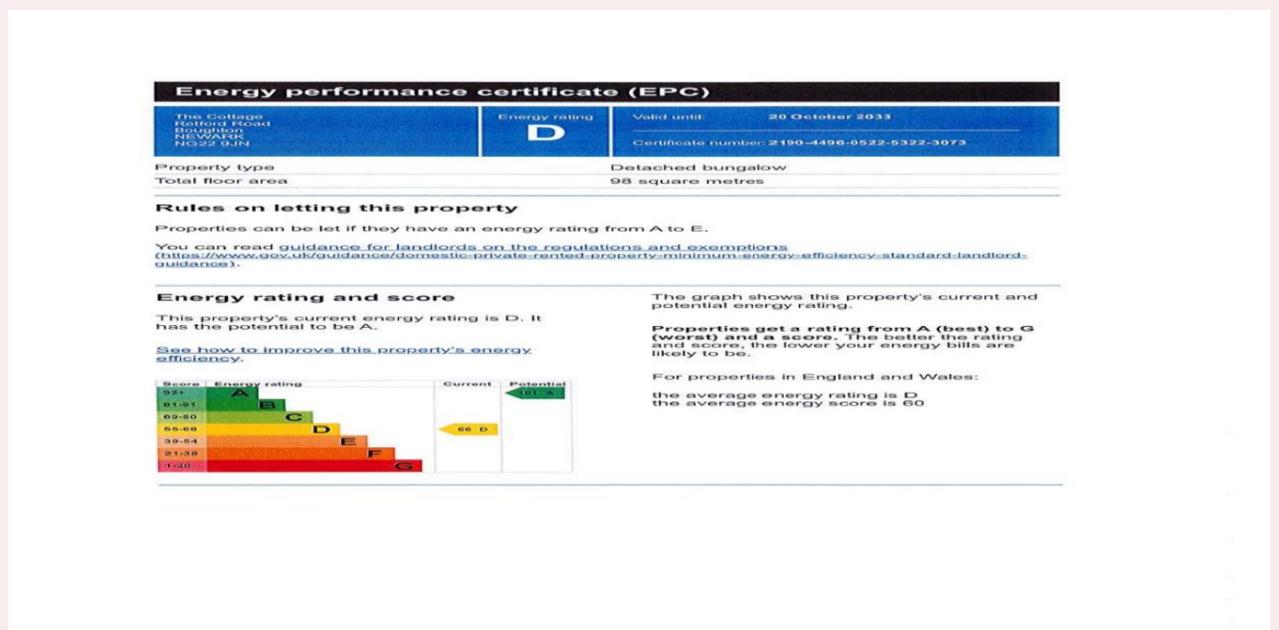
To the front of the property there is a gravel driveway for multiple cars and a flower boarder. To the rear you will find a private court yard garden laid mainly to lawn with an array of flowers and shrubs. A paved path leads to the outbuildings and a large wooden gate allows access to the side and front of the property.

## **Garage**

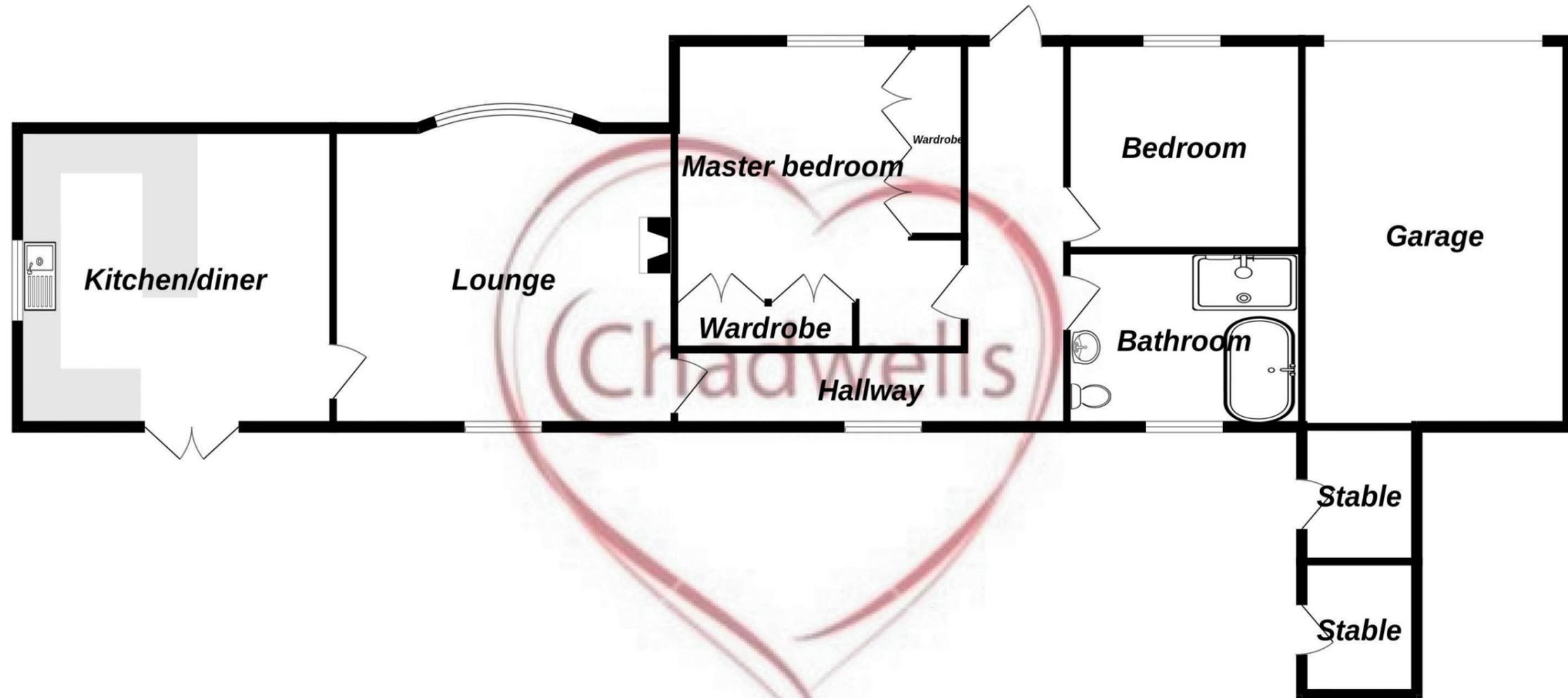
The newly built workshop garage has electric door, power and lighting. The pitched roof allows for extra storage with a loft ladder and hatch already installed.

## **Stable blocks**

The property also has two large storage stable blocks to the rear which are all water tight, have full lighting, electric supply and a recently replaced roof and beams has been fitted in the last couple of years. These barns could easily be converted to additional rooms for the property (subject to planning permission) or alternatively used as outdoor storage.



# 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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