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36 BENTINCK CLOSE

BOUGHTON

NEWARK, NOTTINGHAMSHIRE

NG22 9HR



£72,500

VIEWING

By appointment through the selling agent on (01623 422000)
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Spacious Mid-Town House
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazed
- Gardens to the Front and Rear with Gated Access
- Convenient location for Nottingham, Newark and Mansfield

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DIRECTIONS

From the A614/Old Rufford Road head towards Ollerton. At Ollerton roundabout exit towards Ollerton, continuing straight over the first three mini roundabouts. At the fourth roundabout take the first exit onto Main Road signposted Boughton. Turn left onto Kirk Drive then take the second left onto Bentinck Close where the property can be located by our 'For Sale' board on the right-hand side.

This is a spacious mid-town house property located in the village of Boughton. With three bedrooms, bright and airy living space and gardens to the front and rear this will make a lovely home. With easy access to nearby shops there are further amenities available in nearby Ollerton. The location of this property allows commuters easy access to Nottingham, Newark and Mansfield but with the benefit of being located near to some beautiful countryside.

Tiled canopy over front entrance door opening into:

HALLWAY

With walk-in cloak area leading to under stairs storage. There is a separate built in storage cupboard with radiator, ceiling light point and doorway to ground floor W.C.

W.C

With UPVC double glazed opaque window to the front, low flush W.C, wash hand basin.

LOUNGE

7'6" x 13'9" UPVC Double glazed patio doors opening onto and overlooking rear garden, thermostatically controlled radiator, power points and ceiling light point.



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Archway through into:

DINING ROOM/ FAMILY ROOM

9'0" x 11'6" Thermostatically controlled radiator, UPVC double glazed window overlooking rear garden, power points and ceiling light point.



KITCHEN

7'9" x 10'3" Comprising of wall and base units, single drainer stainless steel sink, wall mounted boiler, UPVC double glazed window to the front, space and plumbing for washing machine, space for fridge freezer and space for electric oven.



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STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to the front, power point, radiator, two ceiling light points and access to roof space.

MASTER BEDROOM

12'3" x 11'6" Very spacious light and airy room with UPVC double glazed windows to the front, thermostatically controlled radiator, power points and two ceiling light points.



BEDROOM TWO

8'9" x 10'9" excluding wardrobe UPVC double glazed window to the rear, thermostatically radiator, power point, ceiling light point and built in wardrobe.



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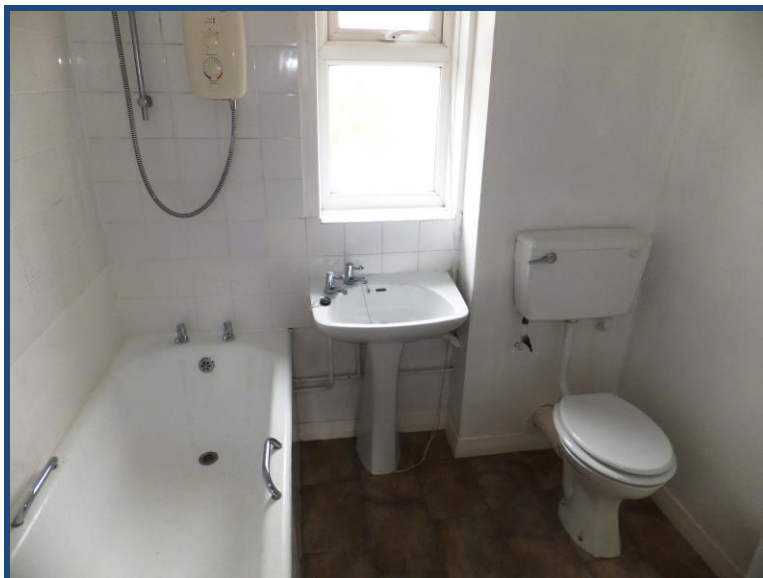
BEDROOM THREE

“9’9 x 6’6” UPVC double glazed window to the front, thermostatically controlled radiator, power point and ceiling light point.



BATHROOM

Three-piece white suite comprising cast bath with Mira Sprint electric shower over, pedestal wash hand basin and low flush W.C with chrome fittings, UPVC double glazed opaque window to the front, radiator and ceiling light point.



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OUTSIDE

Gated access to the front garden which is lawned and has a central pathway leading to a useful outside store and the front entrance door. The rear garden has lawns, borders, access to outside store and pathway leading to double wrought iron gates opening onto the rear drive.



ADDITIONAL INFORMATION

Stamp Duty on Asking Price: Nil (this may vary if being purchased as an investment or second home)

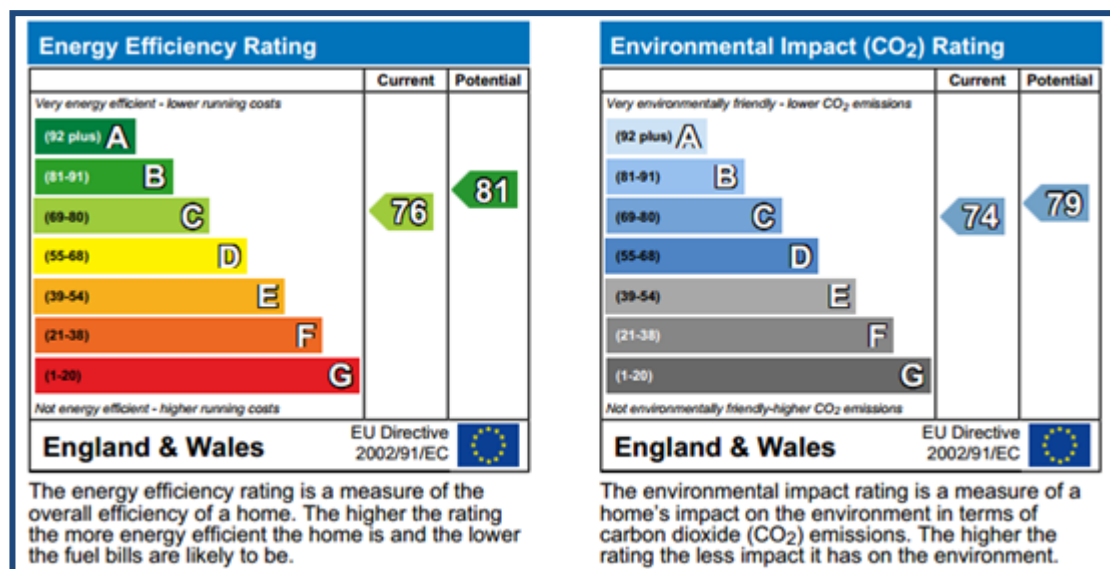
Council Tax Band: A

Local Authority: Newark and Sherwood District Council

Primary School: The Parkgate Academy

Secondary School: The Dukeries Academy

ENERGY PERFORMANCE RATING



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.