



Tusford Road

Boughton



£140,000

Chadwells
Estate & Letting Agents



Chadwells

*A beautiful home in popular
village location....*





Tuxford Road





Welcome

This lovely family home is spacious, modern and tastefully decorated throughout! Over the last 6 years the current owners have replaced all windows, upgraded the heating system, replaced the kitchen and fitted a new shower suite. The property benefits from off road parking, garage, solar panels and private rear garden. Viewings are essential to appreciate what is on offer with this fabulous family home.



Step inside...

Entrance Hall

Enter through the UPVC door into the entrance hall, with carpet flooring, stairs off to the first floor, doors leading to the kitchen and lounge, radiator, under stairs storage and UPVC window to the side aspect.

Lounge 14' 5" x 11' 4" (4.40m x 3.45m)

The lounge has solid wood flooring, TV and BT points, a focal fire place with marble effect surround, marble hearth and gas insert. Radiator, UPVC window to the front aspect and an opening which leads to the dining area.

Dining Room 10' 5" x 9' 8" (3.18m x 2.94m)

With solid wood flooring, radiator, door leading to the kitchen and sliding patio doors to the rear.

Kitchen 11' 5" x 10' 1" (3.47m x 3.08m)

The modern kitchen is fitted with wall and base units, roll top work surfaces and stainless steel sink with drainer and mixer tap. Tiled splash backs, space and plumbing for dishwasher, washing machine and free standing fridge freezer, integrated electric oven and gas four ring hob. Tiled flooring, UPVC window to the side aspect and UPVC door to the rear garden.

Landing

With carpet flooring, doors to the three bedrooms and family bathroom, airing cupboard and UPVC window to the side aspect.

Master Bedroom 12' 0" x 12' 0" (3.66m x 3.67m)

The master bedroom has carpet flooring, TV point, radiator and UPVC window to the front aspect.

Bedroom Two 12' 1" x 9' 8" (3.68m x 2.94m)

The second bedroom has carpet flooring, radiator and UPVC window to the rear aspect.

Bedroom Three 8' 9" x 8' 3" (2.66m x 2.52m)

The third bedroom has carpet flooring, radiator and UPVC window to the front aspect.

Shower Room 8' 8" x 6' 4" (2.64m x 1.93m)

The shower room is fully tiled and has a low flush WC, hand wash basin and corner shower cubicle with mains fed shower. Ladder style radiator and obscure UPVC window to the rear aspect.

Garage

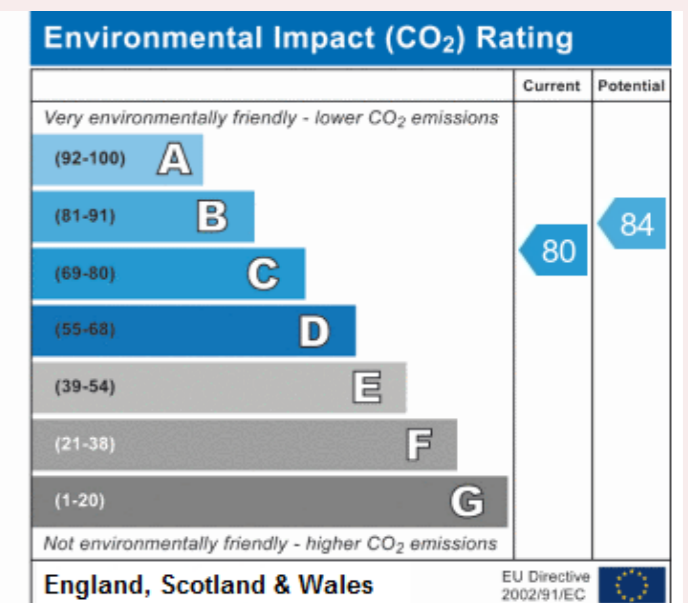
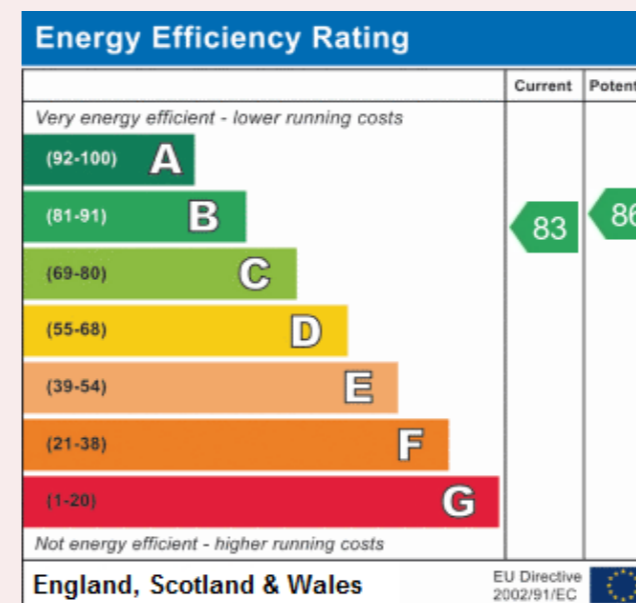
The detached garage has power and lighting.

Utility room

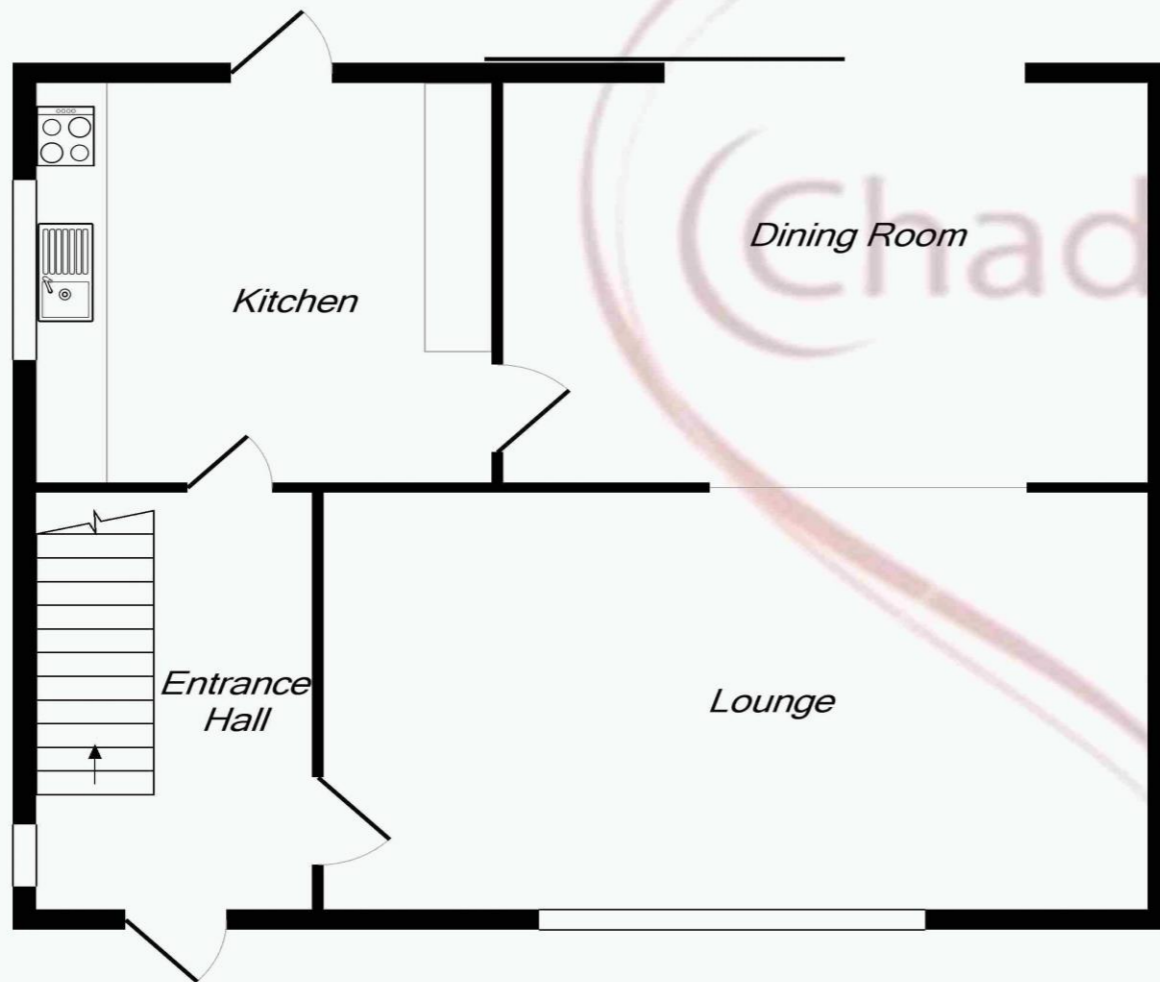
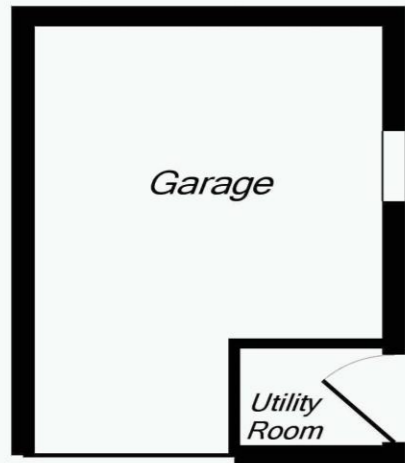
An area of the garage is sectioned off to use as a utility room, with space and plumbing for washing machine and dryer.

Outside

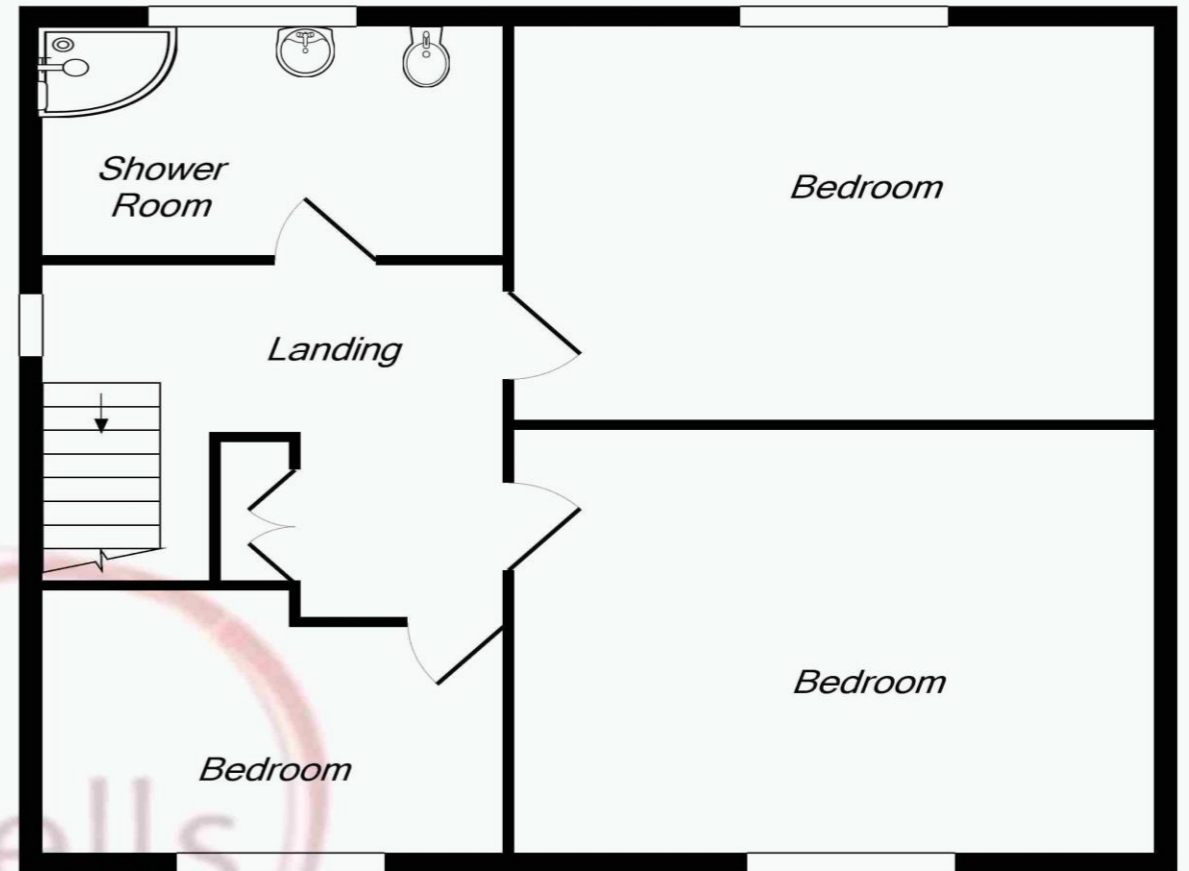
The front of the property has a brick wall to the front and is laid to stone chippings. With flower beds and mature shrubs. A driveway leads to the garage. The rear garden is low maintenance with patio seating areas and stone chipping borders. Planters full of mature shrubs and flowers and a sheltered seating area.



Address:
46 Tuxford Road



Ground Floor
Approx. Floor
Area 1014 Sq.Ft.
(94.2 Sq.M.)



1st Floor
Approx. Floor
Area 867 Sq.Ft.
(80.6 Sq.M.)

Total Approx. Floor Area 1881 Sq.Ft. (174.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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