



Chapel Street, Bottesford

Nottingham, Nottinghamshire, NG13 0BY



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£525,000

Offered to the market is this immaculately presented, five double bedroom home. Situated in the heart of the popular Village of Bottesford having been extended to provide a stunning light and bright family home with versatile accommodation comprising: Entrance porch, hall, w.c., beautiful kitchen/living/diner, utility room, separate living room, tandem double garage, workshop, five double bedrooms, two bathrooms, outbuildings, landscaped rear garden and driveway providing off street parking for several vehicles. EPC - D. Council Tax band - D. Freehold.

Entrance Porch

UPVC double glazed door and windows to the front elevation, Travertine flooring and uPVC double glazed door to the Entrance Hall.

Entrance Hall

Returning staircase to the first floor, uPVC double glazed window to the front elevation and white panel doors to the W.C. and Kitchen/Living/ Diner.

W.C.

Fitted with a two piece white suite comprising: W.C. and wall mounted wash basin, tiled flooring and stainless steel vertical heated towel rail.

Living Room

12'2" x 20'8" (3.71 x 6.31)

UPVC double glazed window and feature log burning stove.



Kitchen/ Living / Diner

29'7" x 23'5" (max) (9.04 x 7.16 (max))

A stunning open plan Kitchen / Living / Diner being fitted with a good range of cream base and wall mounted units with solid wooden work surface over, inset ceramic sink, built-in appliances to include: dishwasher, microwavable oven, coffee machine, electric fan assisted oven and grill, with four ring touch hob, under counter fridge and freezer and feature wood burning range cooker. White panel and French doors to the Living Room, travertine flooring, white fire door to the Utility Room, uPVC double glazed window and French doors to the rear elevation, two double glazed Skylights and open through to Rear Hall.

Utility Room

6'6" x 29'11" (1.99 x 9.14)

Fitted with white base units with work surface over, space and plumbing for appliances and uPVC double glazed window to the rear elevation.

Rear Hall

Continuation of the Travertine flooring fire door to the Workshop and uPVC double glazed window and door.

Workshop

11'8" x 9'5" (3.56 x 2.89)

Fitted with a good range of wooden base mounted units with work surface over, inset sink and drainer, uPVC double glazed window to the rear elevation and open through to the Double Tandem Garage.

Double Tandem Garage

36'7" x 11'4" (11.17 x 3.46)

Electric four piece roller garage door to the front and two uPVC double glazed windows to the side elevation.

Landing

Two double glazed Skylight windows, white panel doors to the first floor accommodation and cupboard housing the gas central heating boiler and loft hatch with attached ladder.

Master Bedroom

17'1" x 11'2" (5.23 x 3.42)

UPVC double glazed window to the rear elevation and French doors to the Walk-in Wardrobe with loft hatch.

Bathroom

8'3" x 11'1" (2.53 x 3.38)

A spacious Bathroom being fitted with a five piece white suite comprising: Panel bath, double shower cubicle with rain shower over, W.C. and wash basin set into a vanity storage unit and bidet. Stainless steel vertical heated towel rail and uPVC double glazed window to the side elevation.

Bedroom Two

12'2" x 11'10" (3.71 x 3.63)

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Three

12'0" x 11'3" (3.67 x 3.44)

UPVC double glazed window to the rear elevation.

Bedroom Four

8'7" x 11'5" (2.64 x 3.50)

UPVC double glazed window to the rear elevation and built-in wardrobes.

Bedroom Five

7'10" x 8'5" (2.39 x 2.58)

UPVC double glazed window to the front elevation and built-in wardrobes.

Second Bathroom

5'1" x 8'1" (1.56 x 2.47)

Fitted with a three piece white suite comprising: W.C., wash basin set into a vanity storage unit and panel bath with shower over, double glazed Skylight window and stainless steel vertical heated towel rail.

Outside to the Front

There is a tarmac driveway providing off street parking for several vehicles with a gravel border and pedestrian access leading to the rear of the property.

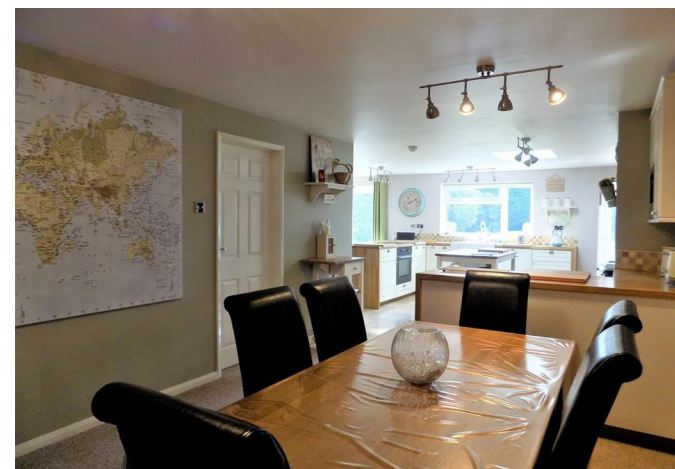
Rear Garden

A sunny and private South facing Garden with a good sized Indian Sandstone patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with mature planted borders, gravelled area with hard standing for a greenhouse, further hard standing for a shed and pathway leading to the Out Buildings.

Out Buildings

9'0" x 19'4" (2.75 x 5.91)

There is a timber stable block on concrete hard standing with light and power.



Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Agents Note

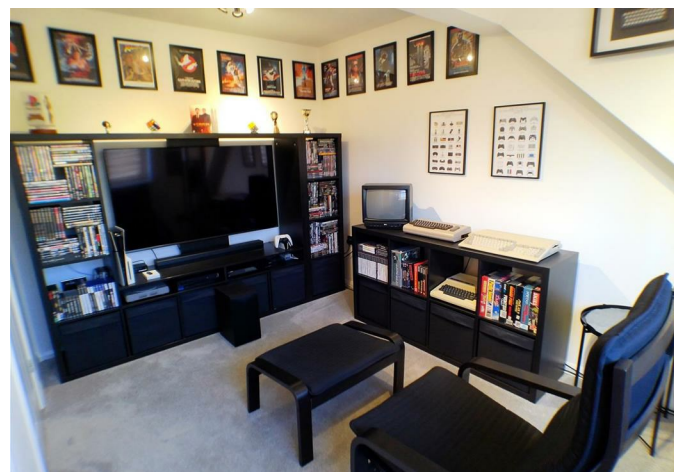
This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

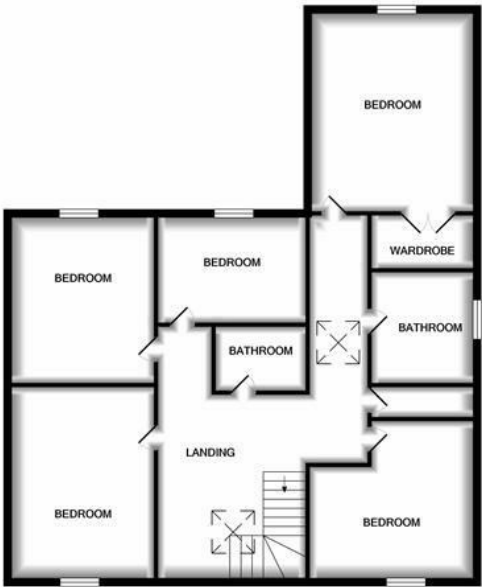
Please note, to the knowledge of current owner, the property has never flooded.



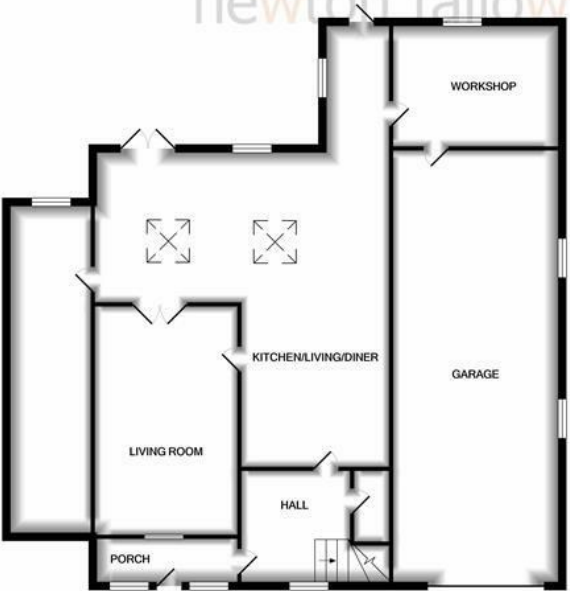




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



GROUND FLOOR

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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