



Beckingthorpe Drive, Bottesford
Nottingham, Nottinghamshire, NG13 0DN

NEWTONFALLOWELL 

Beckingthorpe Drive, Bottesford
Nottingham, Nottinghamshire, NG13 0DN
£239,950

This three bedroom family home is offered to the market within the sought after village of Bottesford. Located within walking distance to the local amenities and having accommodation comprising; Entrance hall, living room open through to dining room, kitchen/breakfast room, family room / office, ground floor w.c., three bedrooms, family bathroom, rear garden and off street parking. Viewings are highly recommended to appreciate the space this property has to offer. Freehold. EPC Rating - D.

Entrance

UPVC double glazed side door with side panel into Entrance Hall.

Entrance Hall

Stairs rising to the first floor, doors leading to the Living / Diner, Kitchen, ground floor W.C. and Family Room / Office, telephone point and wood effect laminate flooring.



Kitchen / Breakfast Room

8'3" x 15'0" (2.54m x 4.58m)

Fitted with a good range of cream shaker style base and wall mounted units with chrome handles and marble effect roll top work surface over, inset sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, space for full size fridge freezer, electric oven and grill with hob and extractor fan over, wood effect laminate flooring, uPVC double glazed window to the front elevation and door leading through to the Pantry.

Living Room

16'7" x 9'11" (5.06m x 3.04m)

A spacious Living Room having; Feature gas fire, wood effect laminate flooring, wall light points and open through to Dining Room.

Dining Room

11'9" x 8'5" (3.59 x 2.57)

Continuation of the wood effect laminate flooring, uPVC double glazed French doors with side panels leading to the rear garden and uPVC double glazed windows to the side elevation.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin.

Family Room / Office

11'6" x 8'0" (3.51 x 2.46)

UPVC double glazed windows to the front and side elevation.

Landing

Doors to bedroom and bathroom accommodation.

Master Bedroom

14'0" x 10'9" (4.28m x 3.28m)

Two uPVC double glazed window to the rear elevation and television point.

Bedroom Two

12'6" x 7'10" (3.82 x 2.40)

UPVC double glazed window to the front elevation.

Bedroom Three

8'8" x 12'5" (2.65m x 3.80m)

UPVC double glazed window to the front elevation, built-in cupboard and built-in wardrobe.

Family Bathroom

5'8" x 8'7" (1.74 x 2.62)

Fitted with a three piece suite comprising: W.C., feature wash basin set onto a wooden top and shaped bath with shower over, stainless steel towel rail and UPVC double glazed windows to the side elevation.

Outside to the Front

Rear Garden

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

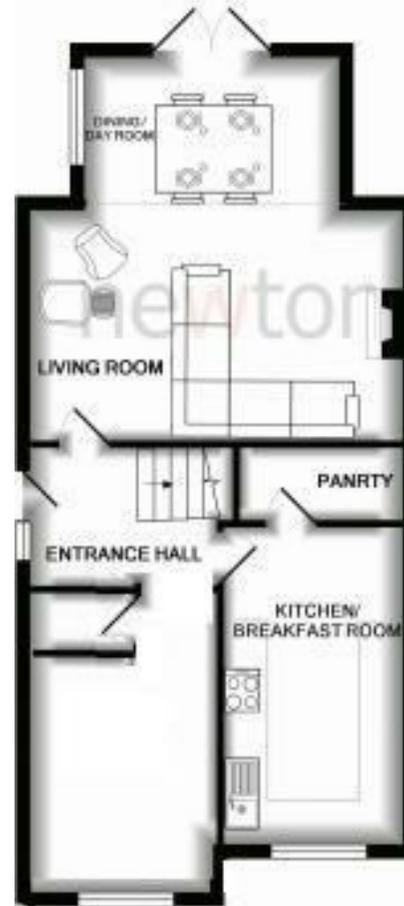


Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

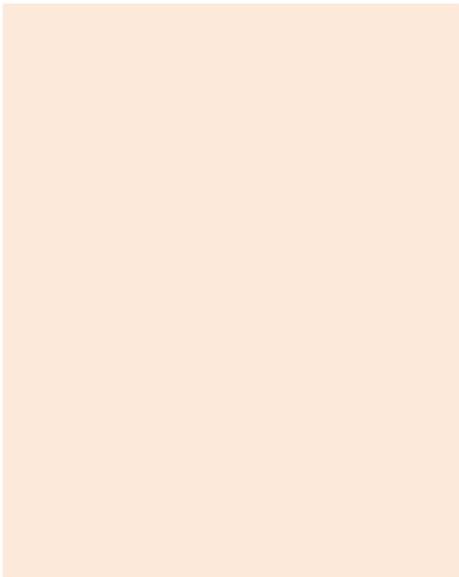
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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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**NEWTON
FALLOWELL**

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

