



Farm House Close, Bottesford
Nottingham, NG13 0AF

 **NEWTON
FALLOWELL**

**Farm House Close, Bottesford
Nottingham, NG13 0AF
£350,000**

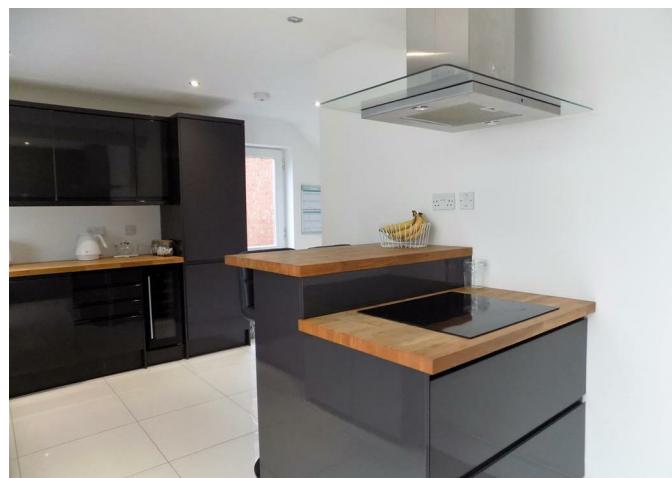
Offered to the market is this detached, four bedroom, family home. Located within the desirable Village of Bottesford down a quiet cul-de-sac with contemporary decor and fixtures. Accommodation comprises: Entrance hall, ground floor w.c., living room, modern kitchen breakfast room, conservatory, four bedrooms, recently re-fitted family bathroom, garage, enclosed rear garden with timber home office / gym and off street parking. Council Tax Band - D. EPC Rating - C. Freehold.

Entrance Hall

UPVC double glazed front door, stairs rising to the first floor, open through to the Kitchen Breakfast Room and doors to the Ground Floor W.C. and Living Room.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash Basin and uPVC double glazed window to the front elevation.



Living Room

25'1" x 11'1" (7.65m x 3.40m)

UPVC double glazed window to front elevation and television point.

Kitchen Breakfast Room

14'2" x 8'7" (4.34 x 2.62)

Fitted with a contemporary range of base and wall mounted units with solid wood work tops over, inset ceramic sink, two integrated electric ovens, Grill and Microwave, breakfast bar with electric four ring hob & storage cupboards under with extractor fan over, Integrated Fridge & Freezer, Wine fridge, Washer dryer and Dishwasher, Space for large American Fridge Freezer, double glazed window to rear elevation, uPVC double glazed door to side leading to Garden and access to the Conservatory.

Conservatory

10'5" x 10'2" (3.18m x 3.12m)

UPVC double glazed windows to rear and side elevations and double glazed door leading out to Rear garden and having television point.

Landing

UPVC double glazed window to the side elevation, loft access and doors to the Bedroom and Bathroom accommodation.

Master Bedroom

10'9" x 10'2" (3.30m x 3.10m)

UPVC double glazed window to front elevation and television point.

Bedroom Two

10'5" x 8'2" (3.20m x 2.50m)

UPVC double glazed window to rear elevation and television point.

Bedroom Three

8'2" x 7'2" (2.50m x 2.20m)

UPVC double glazed window to rear elevation.

Bedroom Four

9'10" max x 7'2" max (3.00m max x 2.20m max)

UPVC double glazed window to front elevation and built in over stairs storage cupboard.

Family Bathroom

Recently being re-fitted with a modern three piece suite comprising: W.C., wash basin and panel bath with chrome rain shower over and uPVC double glazed window to the side elevation.

Garage

Garage door to the front elevation, light and power.

Rear Garden

A South facing Rear Garden with patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with gravel boarders, large timber cabin ideal for a Home Office / Gym with light and power and pedestrian gate with side access to front of property.



Outside to the Front

There is off street parking.

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





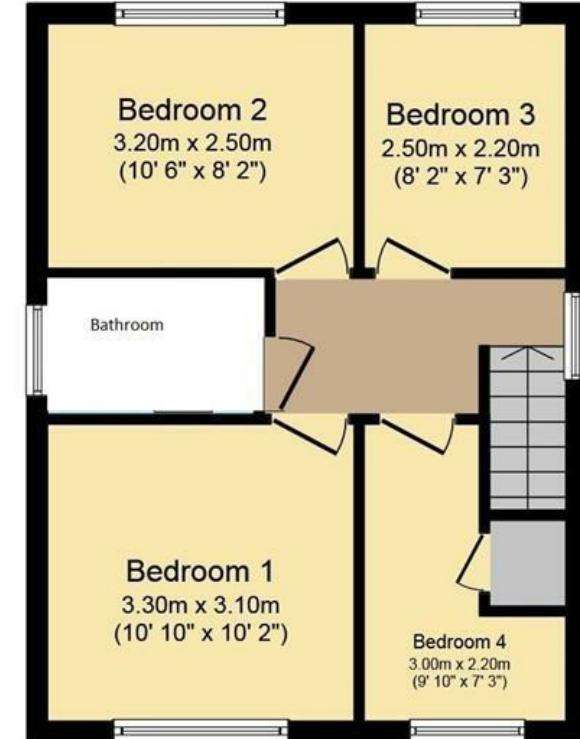
The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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		
(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		



Ground Floor



First Floor

Total floor area 105.0 sq. m. (1,130 sq. ft.) approx

t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

