



The Paddocks, Bottesford
Nottingham, Nottinghamshire, NG13 0BD

 **NEWTON
FALLOWELL**

**The Paddocks, Bottesford
Nottingham, Nottinghamshire, NG13 0BD
£295,000**

Offered to the market is this detached, two double bedroom Bungalow. Located down a peaceful cul-de-sac on a corner plot within the desirable Village of Bottesford, enjoying an array of local amenities, good transport links and school catchments. Accommodation comprises: Reception hall, living / dining room, kitchen, breakfast room / utility, two double bedrooms, shower room, separate w.c., large garage and landscaped gardens. Council Tax Band - C. Freehold. EPC - TBC. Freehold. No Upward Chain. Draft Details

Entrance

UPVC double glazed front door with side panel into Reception Hall.

Reception Hall

A lovely spacious Reception Hall with doors to accommodation, loft hatch and built-in double storage cupboard.



Living / Dining Room

12'9" (max) x 21'8" (max) (3.91 (max) x 6.62 (max))

A light and bright L-Shaped room with uPVC double glazed windows to the front and side elevations, television point, gas fire and telephone point.

Kitchen

9'1" x 8'9" (2.79 x 2.67)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, floor mounted gas central heating boiler, space for under counter appliance, built- electric fan assisted oven and touch hob over and uPVC double glazed window and door to the Breakfast / Utility Room

Breakfast / Utility Room

11'5" x 8'5" (3.50 x 2.57)

A light filled room with uPVC double glazed windows to two elevation and uPVC double glazed door to the Garden. Fitted base and wall mounted units with work surface over, space and plumbing for washing machine and dishwasher and door to the Garage.

Garage

13'7" x 17'8" (4.16 x 5.41)

Electric garage door, uPVC double glazed window, light and power and space for appliances

Shower Room

7'4" x 5'1" (2.24 x 1.56)

Fitted with a two piece suite comprising: Double shower cubicle and pedestal wash basin. UPVC double glazed window and built-in storage cupboard.

Separate W.C.

Fitted with a two piece suit comprising: W.C. and was basin and having uPVC double glazed window.

Bedroom One

10'3" x 10'9" (3.14 x 3.28)

UPVC double glazed window and built-in fitted furniture.

Bedroom Two

10'3" x 13'11" (3.13 x 4.26)

UPVC double glazed window, built-in wardrobe and built-in fitted furniture.

Outside

The property is located ion a corner plot having landscaped gardens to include a graveled front garden with inset flourishing shrubs and flower, pedestrian gate accessing the Rear Garden where there is a good sized flagstone patio area ideal for entertaining and alfresco dining, shaped lawn and hard standing for a timer shed and there is a driveway providing off street parking leading to the Garage.

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	



