



Lime Grove, Bottesford Nottingham NG13 0BH

welcome to

Lime Grove, Bottesford Nottingham

This spacious and well- presented four -bedroom detached family home is situated in Bottesford village. Viewing is highly recommended!



Entrance Hall

13' MAX x 15' MAX (3.96m MAX x 4.57m MAX)

With attractive spindle balustrade turning staircase rising to the first floor landing, under stairs storage cupboard and central heating radiator.

Kitchen

12' 4" x 9' (3.76m x 2.74m)

With double glazed windows to two elevations, a range of contemporary gloss fronted wall, base and drawer units with brush metal fittings, L-shape configuration of square edge quartz effect laminate work surfaces, inset stainless steel sink and drainer unit with chrome swan neck mixer tap, integrated appliances including fan assisted oven, five ring gas hob with chimney hood over, dishwasher, under counter fridge, central heating radiator.

Dining Room

9' 3" x 11' 5" (2.82m x 3.48m)

With double glazed window to the front and central heating radiator.

Lounge

15' 3" x 13' 1" (4.65m x 3.99m)

With double glazed window to the front and rear, two central heating radiators. The space is light and airy.

Utility Room

6' 9" x 6' 11" (2.06m x 2.11m)

With a range of gloss fronted wall and base units, three-quarter height larder unit providing an excellent level of storage, plumbing for washing machine, space for tumble dryer and additional room for further free-standing appliance, wall mounted gas central heating boiler, central heating radiator, double glazed exterior door.

Wc

With a double-glazed window, close coupled WC, wall mounted wash basin with chrome mixer tap and central heating radiator,

Landing

With double glazed window and built- in shelved airing cupboard,

Bedroom One

8' 10" x 10' 3" (2.69m x 3.12m)

A double bedroom benefiting from en-suite facilities, with double glazed window overlooking the rear garden, having built-in wardrobes with sliding door fronts and central heating radiator, .

Ensuite Shower Room

7' 2" x 5' 8" (2.18m x 1.73m)

With double glazed window, having a three- piece suite comprising quadrant shower enclosure with double doors, wall mounted electric shower, WC, pedestal wash hand basin with chrome mixer tap, fully tiled walls and central heating radiator, .

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

With double glazed window, a double bedroom overlooking the rear garden, fitted with a range of built-in wardrobes and overhead storage cupboards, central heating radiator.

Bedroom Three

6' x 10' (1.83m x 3.05m)

With double glazed window, an L-shaped bedroom having central heating radiator.

Bedroom Four

11' x 9' 5" (3.35m x 2.87m)

With double glazed window and central heating radiator.

Rear Garden

A generous garden which wraps around two sides, larger by modern standards, mainly laid to lawn, paved terrace, established borders with trees and shrubs, timber storage shed.

Double Garage

16' x 20' (4.88m x 6.10m)

Having twin up and over doors, pitched roof.

Outside

Property benefits from a driveway to the front providing off road parking for multiple vehicles and double garage. The front garden is mainly laid to lawn, established borders with a range of trees and shrubs and a central pathway leading to the front door. To the rear is a fully enclosed garden which extends to both sides with areas of patio terrace and lawn.



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welcome to

Lime Grove, Bottesford Nottingham

- FOUR BEDROOM DETACHED HOME
- GENEROUS BEDROOMS
- COUNCIL TAX BAND D
- DRIVEWAY PARKING AND DOUBLE GARAGE
- EN-SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

offers over

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103010 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk