



Pinfold Lane, Bottesford Nottingham NG13 0AR

welcome to

Pinfold Lane, Bottesford Nottingham

VENDORS HAVE FOUND William h brown have pleasure offering this excellent 5-bedroom detached home, situated on a generous 1/3 acre plot within the popular village of Bottesford.



Entrance Hall

Door to front aspect, doors to living room, dining room, kitchen and shower room.

Living Room

12' 5" plus bay window x 11' 3" (3.78m plus bay window x 3.43m)
window to front, wooden flooring, television point, radiator

Dining Room

12' 5" x 11' 3" (3.78m x 3.43m)
Woodburner, television point, radiator

Kitchen/Diner

23' 5" Max x 16' 3" Max (7.14m Max x 4.95m Max)
Fitted with wall and base units, electric oven with induction hob, integral dishwasher, radiator, door to utility room

Utility Room

18' Max x 6' (5.49m Max x 1.83m)
Door to rear garden, base units, plumbing for washing machine

Shower Room

Mid level WC, shower cubicle, vanity unit, heated towel rail

Landing

Doors to all Bedrooms and Bathroom

Bedroom One

12' 9" x 11' 4" (3.89m x 3.45m)
bay window to front, radiator

Bedroom Two

12' 5" x 11' 4" (3.78m x 3.45m)
Window to rear, radiator

Bedroom Three

13' 10" x 7' 6" (4.22m x 2.29m)
fitted wardrobe, window to rear, radiator

Bedroom Four

11' 3" x 8' 5" (3.43m x 2.57m)
Window to front, radiator

Bedroom Five

8' 8" x 7' 10" (2.64m x 2.39m)
window to front, radiator

Bathroom

bath with mixer taps, shower cubicle, vanity unit, mid level WC, tiled flooring and splashback

External

Large lawned area, brickweave patio, mature treeline, garage and workshop with power and lighting.
Driveway for numerous vehicles.



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Pinfold Lane, Bottesford Nottingham

- FIVE-BEDROOM DETACHED HOUSE
- THREE-RECEPTION ROOMS
- APPROX. 1/3 ACRE PLOT stms
- WELL-PRESENTED THROUGHOUT
- LARGE GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103376 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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