



231 Bottesford Lane
Bottesford, DN16 3QW
£160,000

Bella
properties

Bella Properties are pleased to present this semi-detached house for sale, a perfect option for families or first-time buyers. In great condition and with no chain involved, this property boasts three bedrooms, two of which are double-sized, a spacious lounge/dining room, downstairs W/C, off road parking and a detached, brick built garage.

Situated in a sought after area close to local amenities including great schools, shops, restaurants and parks, this home is in a perfect position. The property itself briefly comprises the entrance hallway, lounge/diner, W/C and kitchen on the ground floor, with the landing, all three bedrooms and family bathroom on the first floor.

Ready for any new owner to put their own stamp on, viewings are now available and come highly recommended to appreciate this home!



Hallway 5'11" x 15'3" (1.82 x 4.65)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the W/C, lounge/diner and kitchen.

W/C 2'8" x 5'8" (0.82 x 1.75)

A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Lounge/Diner 24'0" x 12'2" (7.32 x 3.71)

Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on tiled effect surround, uPVC bay window facing to the front of the property and further uPVC window and door facing to the rear.

Kitchen 8'5" x 8'3" (2.59 x 2.53)

Tiled flooring with coving to the ceiling, central heating radiator and uPVC windows facing to both sides of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, electric hob and overhead extractor fan, integrated stainless steel sink and drainer with space and plumbing for white goods.

Landing 7'8" x 7'0" (2.34 x 2.14)

Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and bathroom.

Bedroom One 13'6" x 11'1" (4.13 x 3.39)

Carpeted with coving to the ceiling, central heating radiator and two uPVC windows facing to the front of the property.

Bedroom Two 11'6" x 11'1" (3.53 x 3.38)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 7'0" x 9'10" (2.14 x 3.0)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Internal door leads to over stairs storage cupboard.

Bathroom 7'0" x 7'3" (2.14 x 2.22)

Vinyl effect flooring with part tiled walls, central heating radiator, built in storage and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a gravelled garden with a block paved driveway offering off road parking. Access to the rear is through a gate where you will find a detached brick built garage and a garden which is laid to lawn.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

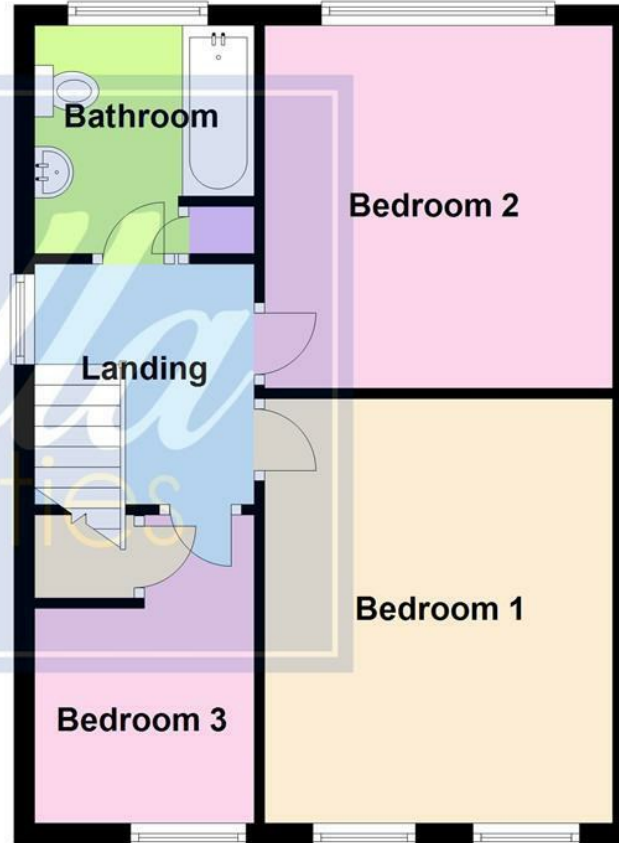




Ground Floor



First Floor



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

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.