



 3
Bedrooms

 1
Bathroom



****CHAIN FREE****

Presenting a beautifully maintained detached bungalow, nestled in the sought-after area of Bottesford. Within strolling distance, discover an array of local conveniences, including a doctors surgery, pharmacy, newsagents, mini market, parks, and scenic walking routes. Conveniently located near excellent local transport links. Benefiting from off-road parking and a single integral garage, the property ensures secure parking. The rear gardens have been meticulously landscaped and maintained, featuring secure access and an integral out-house storage facility. Each room is accessible from the hallway, with bedrooms situated towards the tranquil rear, and the living spaces positioned at the welcoming front aspect. Sold with no chain.

Louise Oliver Properties is thrilled to present this modern, detached bungalow to the market for an asking price of £220,000. This well-presented home features a generous floor plan and includes a private rear garden, off-road parking, and a single integral garage with a pitched roof for additional storage and an access door to the rear garden.

Located in a quiet residential area, the property offers easy access to nearby walks such as Bulls Field and Bottesford Beck Nature Reserve. Amenities within close proximity include newsagents, convenience stores, a doctor's surgery, pubs, restaurants, and a local pharmacy. Additionally, the property is within walking distance of good local transport routes. The home benefits from gas central heating with a combi boiler and double glazing throughout.

Designed for ease of living, the main living areas are situated at the front of the property, while the sleeping areas are positioned at the rear, offering additional privacy as the rear aspect is not overlooked. The master bedroom is equipped with a modern two-piece fitted suite, including an over-bed wardrobe unit with internal shelving and hanging rails, as well as a dresser with multiple drawers. The second bedroom includes double doors opening to the rear garden and can also be used as a dining space. The third bedroom is a well-accommodating single bedroom. The shower room has been recently renovated and includes a walk-in shower enclosure with a white fitted suite. The fitted kitchen provides ample space for a dining area and accommodates a 70/30 fridge freezer, with plenty of storage for free-standing under-counter white goods. The lounge features a bay front with a fireplace and a generous floor space of 15'1" x 12'2".

At the front aspect, a block-paved single driveway provides off-road parking and grants access to the integral single garage, with a rear access door leading to the garden. A manicured lawn enhances the frontage, offering access to the rear garden through secure gated access and a paved pathway. The private garden boasts a spacious manicured lawn, accompanied by a single wooden shed, a paved patio area, an external water supply, and external lighting. The garden is fully enclosed by fencing and walls, ensuring privacy and security.

Viewings are highly recommended!

Lounge *4.59m x 3.72m*

A spacious front-aspect lounge featuring a large double-glazed uPVC window and carpet flooring throughout. The room also includes a side-aspect uPVC window, a gas fire with a marble hearth and wooden mantle, a ceiling light, and double doors with sash glazing for access.

Kitchen *4.59m x 2.77m*

Located at the front of the house, the kitchen offers access to the rear garden through a uPVC glazed door. It features a beaded uPVC double-glazed front window, solid wood wall and base units, laminate worktops, and a composite one-and-a-half sink with a drainer. The walls are tiled in water-sensitive areas, and the room includes a wall-mounted combi boiler and vinyl flooring throughout. There is ample plumbing for under-counter white goods, a radiator, a pull-out over-hob auto extractor unit, and plenty of space for a 70/30 fridge freezer and dining area.

Bedroom One *3.92m x 3.95m*

The master bedroom, a spacious double, features carpet flooring, integral wardrobe storage, and over-bed wall units. It also includes an integral dresser with ample drawer storage, a double radiator, a rear aspect uPVC double-glazed window, and a ceiling light.

Bedroom Two *3.25m x 2.03m*

This double bedroom features carpet flooring, a double radiator, rear aspect French uPVC glazed doors leading to the garden, and a ceiling light.

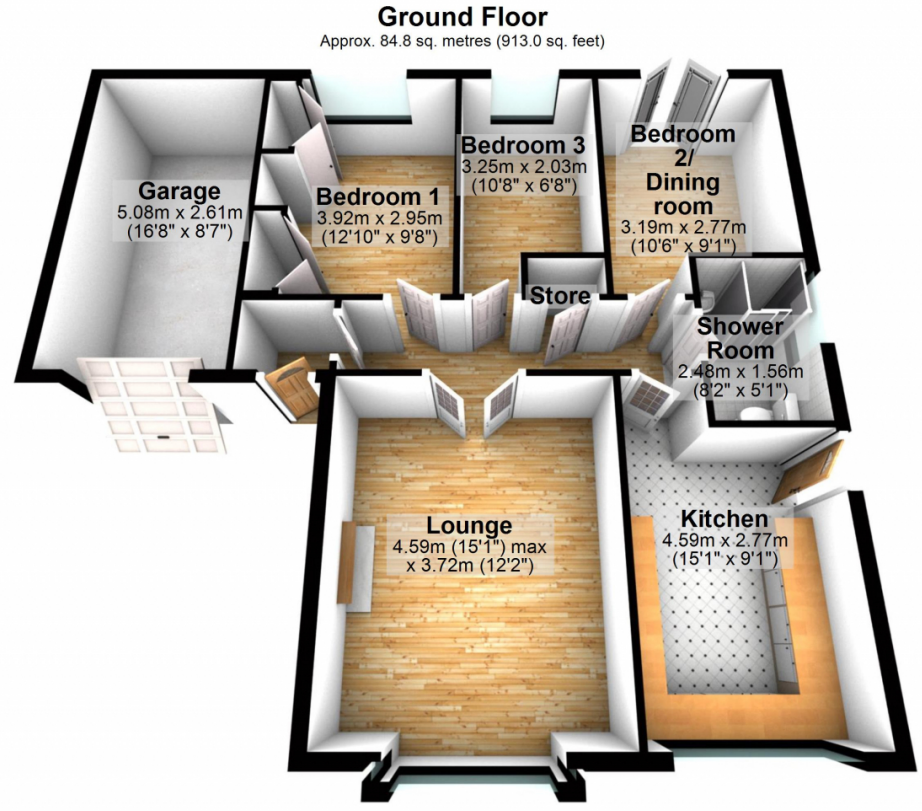
Bedroom Three *3.25m x 2.03m*

The third single bedroom includes carpet flooring, a double radiator, a rear aspect uPVC window, and a ceiling light.

Shower Room

The modern fitted bathroom suite includes a walk-in shower enclosure with a PVC surround, a low-level flush toilet, a chrome towel radiator, a pedestal hand basin, and tiled walls. Additional amenities include a rear aspect obscure glazed uPVC window, vinyl flooring, and a ceiling light.

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Total area: approx. 84.8 sq. metres (913.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 