



 3
Bedrooms

 1
Bathroom



*****NO FORWARD CHAIN*****

Situated on a large corner plot in Bottesford, this charming home offers a south-facing private garden and spacious driveway. Inside, enjoy a unique layout with a T-shaped entrance hall leading to a generous lounge, rear dining room, kitchen, and sunroom. The property features three well-sized bedrooms, a large three-piece suite bathroom, and a detached garage with a rear extension. Presented in neutral tones and with no forward chain, this move-in ready home is conveniently located near schools, local amenities, and public transport. Perfect for first-time buyers!

Located on Bottesford Lane in the sought-after area of Bottesford, this beautifully presented three-bedroom semi-detached home is situated on a large corner plot. It offers a south-facing private rear garden and a spacious driveway for ample off-road parking, making it ideal for families seeking space and convenience.

The property features a T-shaped entrance hall that opens into a generous lounge, a rear dining room, a well-appointed kitchen, and a spacious sunroom. The layout is unique and ensures a fluid, functional living space. The three bedrooms are excellently sized, with the master and second bedroom easily accommodating king-size beds and additional free-standing furniture, while the third bedroom comfortably fits a standard large single bed. The bathroom boasts a large three-piece suite with an acrylic bathtub, a separate electric shower unit, and built-in storage. Additional features include a detached garage with a rear extension providing extra worktop space.

This home is presented in neutral tones throughout, making it move-in ready and perfect for first-time buyers. With no forward chain, it offers ease of moving in and a fantastic asking price. Conveniently located within walking distance to catchment area primary and secondary schools, as well as being close to local amenities such as schools, a doctor's surgery, shops, and public bus routes, this property is truly a great find.

Contact us today to arrange a viewing and discover your new home!

Entrance Hall

A spacious T-shaped entrance hall leads to separate living areas and features a solid wood entrance door, carpeted flooring, a radiator, under-stairs storage, and ceiling lighting.

Lounge *4.16m x 4.00m*

A cosy front-facing lounge featuring carpeted flooring, a uPVC double-glazed window, a gas fire with a marble hearth and wooden mantle, a radiator, and ceiling lighting.

Kitchen *2.91m x 2.51m*

The centrally located kitchen offers wood-fronted wall and base units with U-shaped worktops, a built in dishwasher, a built-in oven and grill, a four-ring gas hob with an extractor fan, and a composite sink with a drainer. It features tiled flooring and walls, a rear-facing uPVC double-glazed window, an internal door with sash glazing, a radiator, and ceiling lighting.

Dining Room *3.65m x 3.04m*

The dining room features carpeted flooring and rear-facing uPVC double-glazed sliding patio doors that open onto a south-facing terrace. It also includes a radiator and ceiling lighting.

Sun Room *3.08 x 2.14m*

The spacious sunroom, with a solid roof, features wood-effect laminate flooring, a uPVC single external door, double-glazed uPVC windows, a radiator, a walk-in under-stair storage cupboard, and ceiling lighting.

Bedroom One *3.98m x 3.97m*

The double bedroom includes carpeted flooring, a built-in dressing unit with storage, a front-facing double-glazed window, a radiator, and both ceiling and wall lighting.

Bedroom Two *4.19m x 3.51m*

The double bedroom features carpeted flooring, a radiator, a rear-facing double-glazed window, a four-door built-in sliding wardrobe, and ceiling lighting.

Bedroom Three *2.22m x 2.05m*

The single bedroom, designed to accommodate a full-size single bed, features carpeted flooring, a radiator, a front-facing double-glazed window, and ceiling lighting.

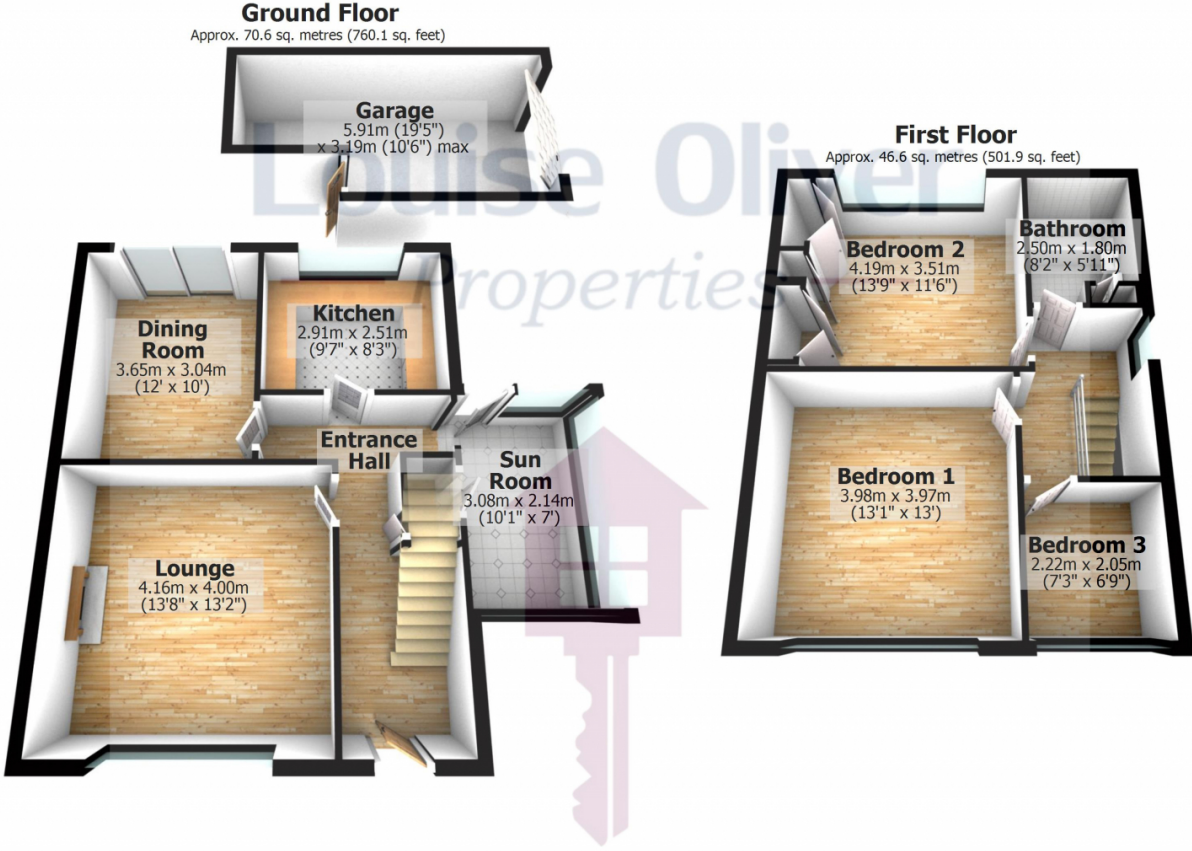
Bathroom *2.50m x 1.08m*

The large three-piece suite includes an acrylic bathtub with a handheld shower hose and a separate electric shower unit, a ceramic pedestal hand basin, and a low-level flush toilet. It also features a built-in storage unit, a ladder-style towel radiator, tiled walls and flooring, a rear-facing double-glazed window, and ceiling lighting.

Garage *5.91m x 3.19m*

The detached single garage, with extended workshop space at the rear, includes an up-and-over door at the front, a single external door at the rear, and a rear-facing window. It also benefits from a mains power supply and ceiling lighting.

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Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bottesford Lane , DN16

