



 3
Bedrooms

 2
Bathrooms



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

Immaculate 3-Bedroom Detached Bungalow in Prime Bottesford Location

Move-in ready and offered with no chain, this spacious and modern bungalow features a private south-west facing garden, large driveway with garage, and stylish interiors. Located near schools, shops, and scenic parks, it's the perfect blend of comfort and convenience. Don't miss out—schedule a viewing today!

This beautifully presented, three-bedroom detached bungalow is now available for sale in the sought-after location of Clematis Way, Bottesford. Finished to a high standard throughout and offered with no forward chain, this home is move-in ready and perfect for those seeking convenience and modern living.

The bungalow provides ample privacy with no overlooking at the rear, a generous driveway offering off-road parking for multiple vehicles, and a single garage with electric door access. The neutral décor throughout creates a fresh and inviting atmosphere, making it truly turn-key ready. Inside, the property is deceptively spacious, with the main living areas located towards the rear aspect. The large, cosy lounge features dual access points leading to both a bright conservatory and a modern kitchen/diner. The kitchen boasts ample countertop space, sleek wall and base storage units, and a modern floor-to-ceiling larder store. It accommodates a freestanding range-style three-door oven with a five-ring gas hob, complete with an extractor fan and black glazed splash-back. The main bathroom, conveniently located off the entrance hall, features a contemporary three-piece suite, providing easy access for guests. The luxurious master bedroom includes a bay-fronted window, offering plenty of natural light, and benefits from an En-suite shower room. Completing the sleeping accommodations are a second double bedroom and a comfortable single bedroom. The south-westerly rear garden is designed for low maintenance, offering ample privacy and landscaped features. To the front, a well-maintained lawn and large driveway provide an inviting first impression, while rear gated access adds convenience.

Located on a regular public bus route, the bungalow is within walking distance of local primary and secondary schools. A variety of local amenities, including a convenience store and a popular pub/restaurant, are just a 10-minute walk away. Nearby attractions include the scenic Bottesford Beck nature reserve, Ashby Ville, and the Lakeside Retail Park, with additional supermarkets and retailers only a short drive from the property.

This is an exceptional opportunity to acquire a modern, spacious bungalow in a highly desirable location. Early viewing is highly recommended.

Entrance

Entrance to the property is via the side aspect, featuring a uPVC door leading into the main entrance. The L-shaped hallway offers convenient storage with space-saving sliding doors, wood-effect ceramic tile flooring, and a radiator. The gas central heating combi-boiler is housed within the integral storage, with ceiling lighting completing the space.

Lounge *5.46m x 4.21m*

The cosy yet spacious lounge features ceramic tile wood-effect flooring, a retro-style white-fronted radiator, and a gas fire set on a marble hearth. The room is illuminated by both ceiling and wall lighting, creating a warm and inviting atmosphere.

Conservatory *4.47m x 2.74m*

The south-westerly facing conservatory is spacious and features tiled flooring, exposed brickwork on the walls, and dark wood uPVC double-glazed windows. Double doors open to the garden, enhancing the connection to the outdoors. The room is equipped with a radiator and a ceiling fan light for added comfort and ambiance.

Kitchen *6.71m x 3.15m*

The modern and spacious kitchen offers ample dining space and features soft-close gloss wall and base cabinets, granite-effect worktops, and a breakfast bar. It includes a built-in floor-to-ceiling larder cabinet and space for freestanding under-counter appliances. Three dual-aspect beaded windows allow for plenty of natural light, while a single door leads to the conservatory and a sliding door provides access to the lounge. The kitchen is finished with tiled flooring and walls, ceiling spotlights, and a freestanding Leisure three-door oven and grill with a five-ring hob, glazed splash-back, and extractor overhead. Additional highlights include a pop-up tower extension for mains power at the worktop and a one-and-a-half black composite sink with a drainer.

Bathroom *2.35m x 1.75m*

A spacious three-piece bathroom suite featuring a panel bath with a chrome, mains-fed hand-held shower, a chrome ladder-style towel radiator, ceramic floor and wall tiles, a close-coupled push-flush toilet, a pedestal hand basin, an extractor unit, an obscure glazed window, and ceiling spotlights for a modern finish.

Bedroom One *4.41m x 3.87m*

The master bedroom is a generous double, featuring a bay-fronted beaded window, wood laminate flooring, a radiator, and ceiling lighting. It also includes an adjacent En-suite shower room for added convenience.

En-Suite *2.36m x 1.46m*

The En-suite shower room to the master bedroom features a corner mains-fed shower enclosure, a pedestal hand basin, and a close-coupled toilet. It is finished with tiled walls and flooring, an extractor unit, an obscure glazed window, a ladder-style towel radiator, and ceiling spotlights for a modern touch.

Bedroom Two *3.99m x 2.95m*

The second bedroom is a spacious double, featuring wood laminate flooring, a bay-fronted beaded window, a radiator, and ceiling lighting.

Bedroom Three *3.27m x 2.29m*

The third bedroom is a cosy single room featuring wood laminate flooring, a radiator, a beaded side aspect window, and ceiling lighting.

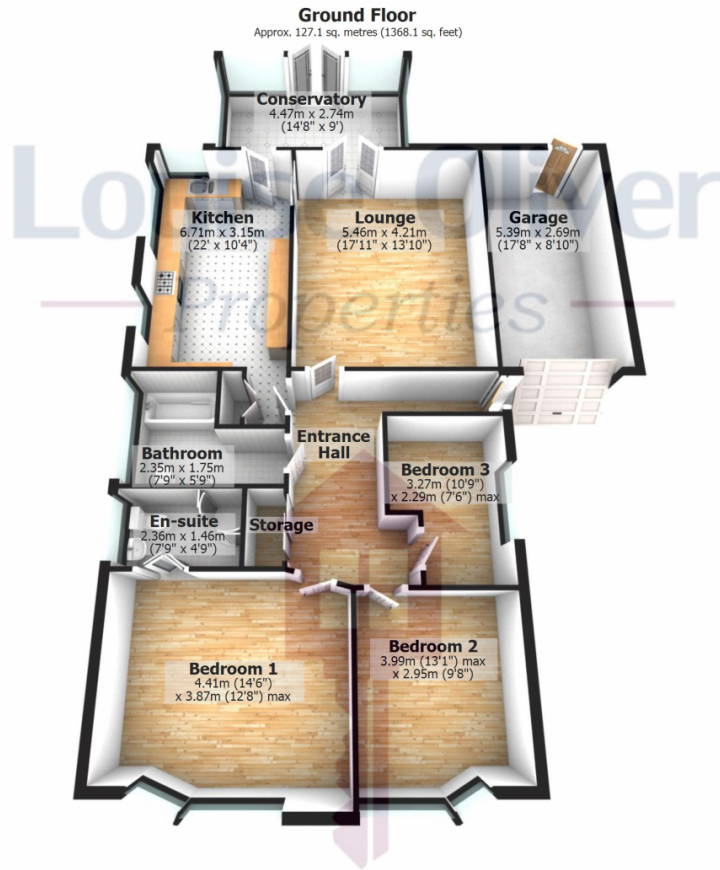
Garage *5.39m x 2.69m*

The single-brick garage, located adjacent to the property, features an electric roll-top door for convenient front access, along with a rear single door that opens to the garden. Additional amenities include external security lighting and a mains power supply.


Gardens

The front garden features a walled perimeter surrounding a manicured lawn and a block-paved driveway, providing off-road parking for multiple vehicles, along with gated access to the rear garden. The low-maintenance rear garden includes a paved terrace, direct access to the garage via a single door, and enjoys a private, south-westerly aspect with a secure perimeter for added privacy.

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Total area: approx. 127.1 sq. metres (1368.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Clematis Way, DN16

