



Louise Oliver
Properties

£225,000

Rileston Place, DN16 3SP



3

Bedrooms



1

Bathroom

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*****TURN-KEY READY*****

Renovated 3-Bedroom Detached Home – Rileston Place, Bottesford... This beautifully updated three-bedroom detached home offers modern living with a new heating system, fully fitted kitchen, and stylish shower room. The open-plan ground floor features a bay-fronted lounge, kitchen, and dining area. Upstairs, there are two double bedrooms, a single bedroom, and a new shower room. Outside, enjoy a south-facing garden, off-road parking, carport, and detached garage. Ideally located near local amenities, schools, and Bottesford Beck.
Ready to move in!

Stylish & Spacious Renovated Three-Bedroom Detached Home – Rileston Place, Bottesford

Located in a sought-after residential area of Bottesford, this beautifully renovated three-bedroom detached home offers stylish modern living, generous outdoor space, and excellent amenities within walking distance. Perfectly positioned for access to Bottesford Beck – ideal for dog walking and nature lovers – the property is also within easy reach of a popular local café, convenience stores, takeaway outlets, and falls within catchment for well-regarded primary and secondary schools.

Renovated to a high standard throughout, the home features a brand-new heating system, full double glazing, a new fully fitted kitchen, and a contemporary shower room. An upgraded, fully accessible loft hatch and abundant storage solutions throughout the house add to the practicality of this move-in-ready home.

The ground floor boasts an impressive open-plan layout ideal for modern family living and entertaining. A spacious, bay-fronted lounge flows seamlessly into a contemporary kitchen and dining area, complete with quartz counter tops, integrated appliances including a five-ring gas hob, electric oven, microwave oven, fridge freezer, and built-in washing machine.

Upstairs, the property offers two generously sized double bedrooms – each comfortably accommodating king-size beds – and a large single bedroom. The stylish modern shower room features an oversized mains-fed shower, concealed cistern WC, hand basin with storage, and a sleek modern finish.

Additional highlights include:

- Spacious entrance hall with outerwear storage
- Large walk-in under stairs cupboard
- Additional first-floor storage cupboard
- South-facing rear garden with raised sun terrace and mature lawn
- Extended driveway with excellent off-road parking
- Double gated access to carport and detached single garage

This is an outstanding opportunity to purchase a truly turnkey home that perfectly blends comfort, convenience, and contemporary design. Early viewing is highly recommended.

Lounge 4.65M X 3.49M

The lounge features carpeted flooring, a front-aspect bay uPVC window, a radiator, ceiling light, and opens seamlessly into the kitchen and dining area.

Kitchen - Diner 4.58M X 3.24M

The modern open-plan kitchen and dining area is fitted with wood-effect flooring and quartz countertops along the perimeter, featuring a recessed sink with mixer tap. It offers grey wood-fronted wall and base units for ample storage, along with integrated appliances including a five-ring gas hob, electric oven, microwave, washing machine, and fridge freezer. Additional features include twin radiators, dual-aspect uPVC windows, an extractor fan, understairs storage cupboard, and ceiling spot lighting.

Bedroom One 4.47M X 2.58M

A spacious double bedroom featuring carpeted flooring, a front-aspect uPVC window, radiator, and ceiling light.

Bedroom Two 3.49M X 2.63M

A spacious double bedroom featuring carpeted flooring, a rear-aspect uPVC window, radiator, and ceiling light.

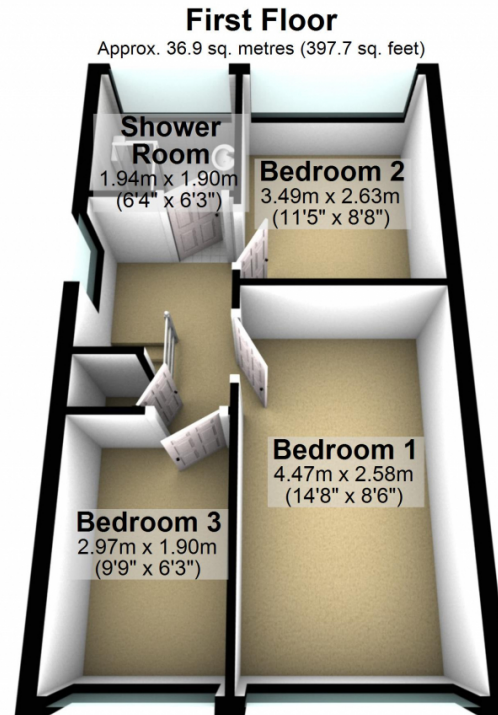
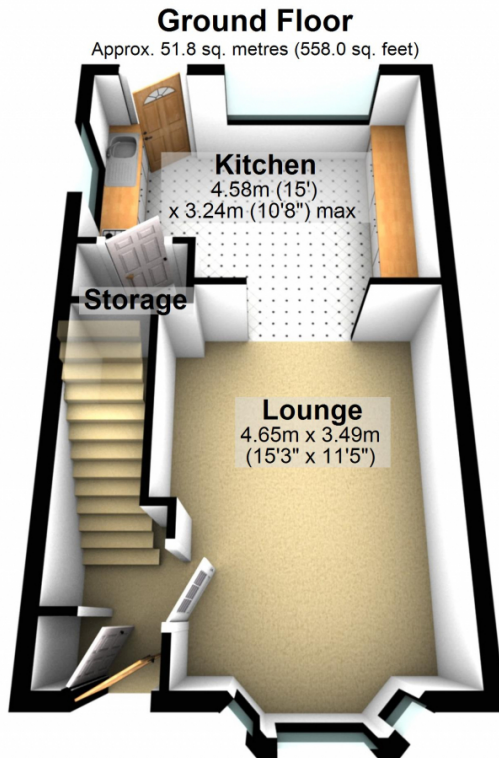
Bedroom Three 2.97M X 1.90M

A single bedroom with carpeted flooring, a front-aspect uPVC window, radiator, and ceiling light.


Shower Room 1.94M X 1.90M

The shower room features an enlarged mains-fed shower unit with a glazed screen door and PVC wall panels, a concealed cistern low-level flush toilet, and a vanity hand basin with double-door storage. Additional highlights include an obscure glazed uPVC fire window, tiled walls, wood-effect flooring, chrome ladder-style radiator, extractor fan, and ceiling spot lighting.

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Total area: approx. 88.8 sq. metres (955.7 sq. feet)
5 Rileston Place

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

Address: 5 Rileston Place, DN16

