



Four bedroom Detached House located in Bottesford.

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£585,000

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LETTINGS & PROPERTY MANAGEMENT

22 Calcraft Drive Bottesford Nottingham NG13 0HY



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FULL DESCRIPTION

A modern four-bedroom detached house built by Bellway Homes in 2021, situated on the impressive "The Vale" development on the edge of this highly regarded and much sought after village – Bottesford.

The property is presented in immaculate condition throughout with modern and contemporary fixtures and fittings, gas central heating and UPVC double glazing. Additional benefits include a double garage and off-street parking for multiple vehicles.

The accommodation comprises a light and spacious entrance hallway, with access to all ground floor rooms. An impressive, open plan kitchen, living and dining space with an island unit and views to both the front and rear aspect. A formal reception room which positions itself at the back of the property, allowing views and access to the garden – this space benefits from plenty of natural light.

Further ground floor rooms are made up of a separate study, downstairs w/c and utility room.

The first-floor landing leads to a master suite with dressing space and en-suite shower room, three further double bedrooms, one of which benefits from an en-suite, and a further family bathroom with shower over the bath.

The property occupies a fantastic position, with views over local green space and further into the distance showcases Belvoir Castle.

The property has landscaped gardens to the rear, made up of several seating areas/patio, water features and lawned area.

Access to the double garage can be made from the garden or driveway.

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

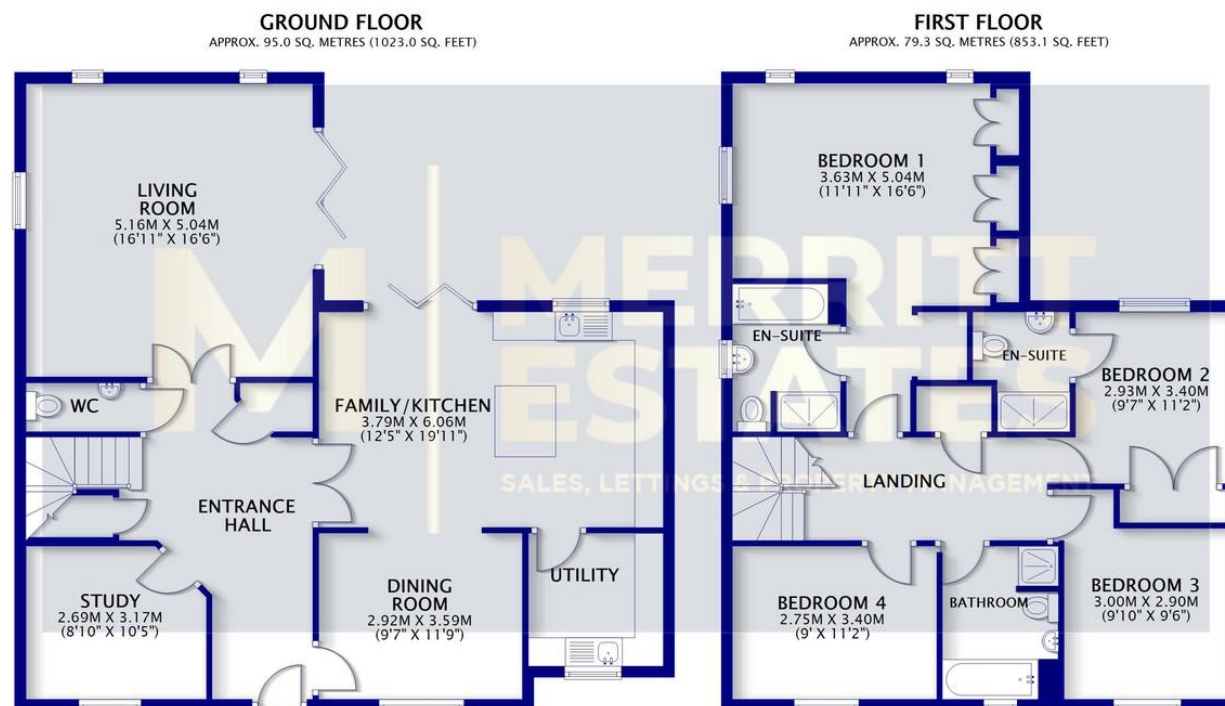
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A	86 B	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



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