



Connells

Chapel Street
Bottesford Nottingham



Property Description

A beautifully presented four bedroom cottage located within the desirable village of Bottesford. Internally, the accommodation is arranged over three floors and briefly comprises of an Entrance Hall, WC, Lounge, Dining Room, Open Plan Living Kitchen/Diner, Utility, Study, First Floor Landing with Three Bedrooms and a Family Bathroom. To the second floor, there is a Master Bedroom with En-Suite. Externally, the property has off road parking to the side elevation for two vehicles. To the rear, there is a landscaped low maintenance garden which is fully enclosed to perimeters.

Bottesford, nestled in the scenic county of Nottinghamshire, is a quaint village with a rich history and a strong sense of community. Located not far from Nottingham, it strikes a balance between rural charm and convenient access to the wider range of amenities with Grantham or Bingham. The nearby A52 and A1 roads offer easy access to Nottingham, Grantham, and other neighbouring areas. Additionally, the village's railway station provides convenient travel options for commuters. Nearby Grantham offers direct train link into London Kings Cross

Ground Floor

Entrance Hall

Cloakroom

Study

8' 7" x 5' 2" (2.62m x 1.57m)

Lounge

11' 11" x 9' 6" (3.63m x 2.90m)

Dining Room

12' x 9' 10" (3.66m x 3.00m)

Kitchen

17' 7" x 12' 10" (5.36m x 3.91m)

Utility Room

6' 7" x 5' 1" (2.01m x 1.55m)

First Floor

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Three

11' 8" x 9' (3.56m x 2.74m)

Bedroom Four

11' 2" x 8' 3" (3.40m x 2.51m)

Family Bathroom

Second Floor

Master Bedroom

13' 6" x 11' (4.11m x 3.35m)

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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