



**Granby Drive, Bottesford, Nottingham NG13 0BT**



**welcome to**

**Granby Drive, Bottesford, Nottingham**

\*GUIDE PRICE £250,000 - £275,000\* - This lovely modernised semi-detached house is located in the very popular village location of Bottesford. Comprising of a lounge, extended study area, modern kitchen and bathroom. Perfect for a family with gardens and outdoor space. Viewing highly recommended.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall, there are stairs leading to the first floor landing, grey laminate flooring and a radiator. Doors leading through to the kitchen and lounge.

### **Lounge**

13' 4" x 14' 1" max ( 4.06m x 4.29m max )

With a window to the front aspect, grey laminate flooring, radiator and deep skirting. Feature fireplace with electric fire. Open plan with joint study/office area and French doors leading through to the conservatory.

### **Kitchen**

9' 3" x 13' 6" ( 2.82m x 4.11m )

With a window to the rear aspect and having a wide range of anthracite coloured units to both the floor and eyelevel with oak effect worktops over. There is a small island in the middle which can act as a breakfast bar. With grey laminate flooring, spotlights to the ceiling. The kitchen is fitted with a sink which has a mixer tap, rinser and side drainer. Also offering a electric hob, a built in double oven and a extractor fan. Door leading out to the side aspect.

### **Conservatory**

10' 4" x 12' max ( 3.15m x 3.66m max )

With French doors leading out to the garden, grey laminate flooring and full length black radiator.

### **First Floor Landing**

Stairs and landing with carpet to the flooring, radiator, and doors leading to all bedrooms, family bathroom and separate cloakroom.

### **Master Bedroom**

13' 3" x 10' max ( 4.04m x 3.05m max )

Having a window facing the front aspect and radiator underneath, the room is white throughout with one grey feature wall. Grey laminate flooring and hatch access to the loft.

### **Bedroom Two**

9' 2" x 12' 2" max ( 2.79m x 3.71m max )

With a window facing the rear aspect overlooking the conservatory and garden, grey laminate flooring and a radiator situated under the window.

### **Bedroom Three**

6' 2" x 10' max ( 1.88m x 3.05m max )

Having a window facing the front aspect, with radiator underneath, built in wardrobe and grey laminate flooring.

### **Family Bathroom**

4' 3" x 6' ( 1.30m x 1.83m )

Facing the rear aspect of the house with a stained window overlooking the garden. Cupboard holding the boiler, pedestal wash hand basin, shower over bath and a radiator.

### **Separate Wc**

Facing the rear aspect of the house, with stained window overlooking garden and a low level WC.

### **General Description Outside**

Approaching the property to the front there is a grey slate driveway for several vehicles with a fence to one side and a lawn and shrub area to the other. Good sized garden to the back of the property which is a low maintenance grass garden with a decking area on exit from the conservatory. There is a outhouse which has electricity connected, spotlights to the ceiling, grey laminate flooring, this could potentially be used as gym/bar.



**view this property online** [williamhbrown.co.uk/Property/GST112416](http://williamhbrown.co.uk/Property/GST112416)



welcome to

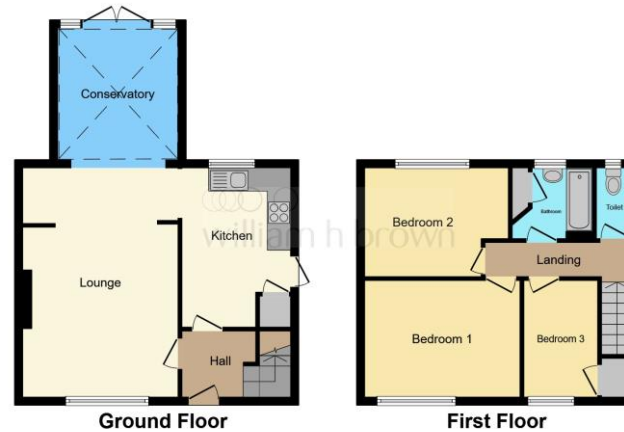
## Granby Drive, Bottesford Nottingham

- Semi- Detached House
- Modern Kitchen
- Lounge with Extended Study Area
- Three Bedrooms
- Driveway and Gardens

Tenure: Freehold EPC Rating: Awaited

guide price

**£250,000 - £275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST112416](http://williamhbrown.co.uk/Property/GST112416)



Property Ref:  
GST112416 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)