

29 Riverside Walk

BOTTESFORD

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Bottesford, Nottingham, NG13 0AT

Wonderfully located within walking distance of Bottesford's village centre with village store, well regarded public houses and plentiful facilities, is this fabulous three bedroom detached family home.

Benefitting from generously proportioned rooms the property briefly comprises of the kitchen, dining room, sitting room, and three double bedrooms with family bathroom and ensuite shower room to the primary. Externally the property has plentiful off street parking, a single garage and lovely lawned garden to the rear.





The front door opens into a reception hall with stairs rising to the first floor and doors into the sitting room and kitchen.

Feature tile effect laminate flooring extends from the hall into the kitchen to the left. The kitchen is fitted with a range of painted base and wall units with accent subway tiling and black furnishings including a matt black one and half bowl sink with draining board and spray tap over, perfectly located under the kitchen window overlooking the front garden. Fitted appliances include a single oven and four ring electric hob with extractor fan over, whilst there is space for an undercounter washing machine and freestanding fridge freezer. An external door provides easy access to the driveway, perfect for bringing in the shopping.





A glass door leads to the dining room at the rear of the property with plentiful space for a large dining table. Sliding patio doors open from the dining room into the garden creating a fabulous space for indoor/outdoor entertaining.

Spanning the entire depth of the property is the lovely sitting room benefitting from dual aspect views over the front and rear gardens. A wonderful white painted brick decorative fireplace with stacked logs and feature tile hearth creates a brilliant focal point to the room amongst the abundance of space for sitting room furniture. There are internal doors into the room from the hall and dining room.



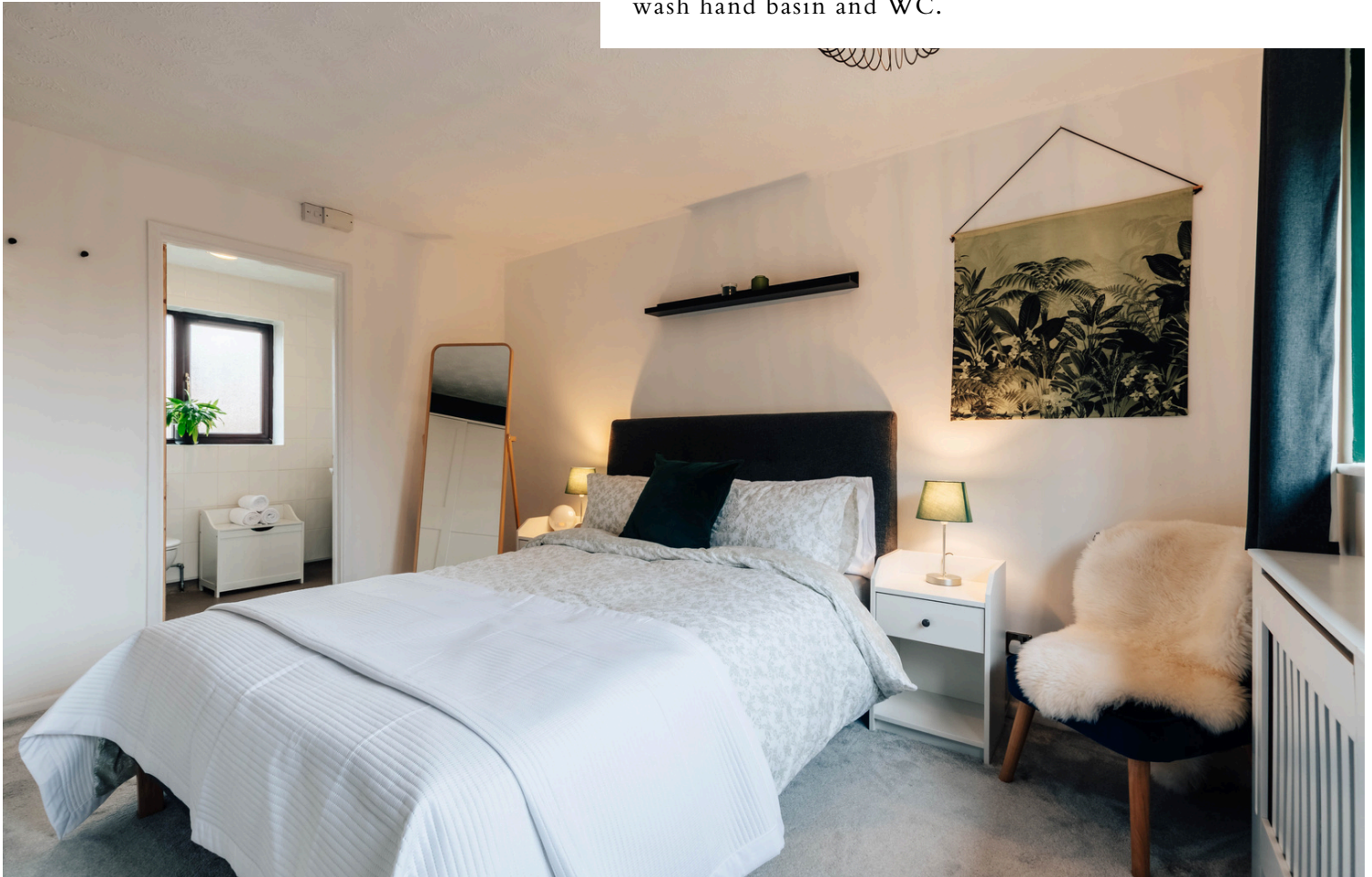
and so to bed...

Stairs rise to the first floor landing that provides access to the bedrooms and family bathroom.

The primary bedroom suite spans the depth of the property, including a large bedroom with plentiful space for a king size bed and ancillary bedroom furniture alongside an ensuite wet room with shower, wash hand basin and WC.

The second and third bedrooms are both well proportioned double rooms.

Completing the accommodation is the family bathroom comprising of a shower with rainfall shower head over bath, wash hand basin and WC.





grounds & gardens

The property is approached from the front by a tarmac driveway with parking for at least two vehicles leading to a single garage.

At the rear of the property is a generous fenced garden that is predominantly laid to lawn with patio seating area.



local amenities

Bottesford is a picturesque village located in the Vale of Belvoir, known for its scenic beauty, providing a tranquil backdrop for outdoor activities and nature walks. The village community is vibrant, with a mix of traditional pubs, local shops, and annual events that foster a strong sense of local identity and pride. The village benefits from excellent transport links via the A52 and the village train station, providing easy access to both Nottingham and Grantham which in turn provides easy rail commuter access to London.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Melton Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

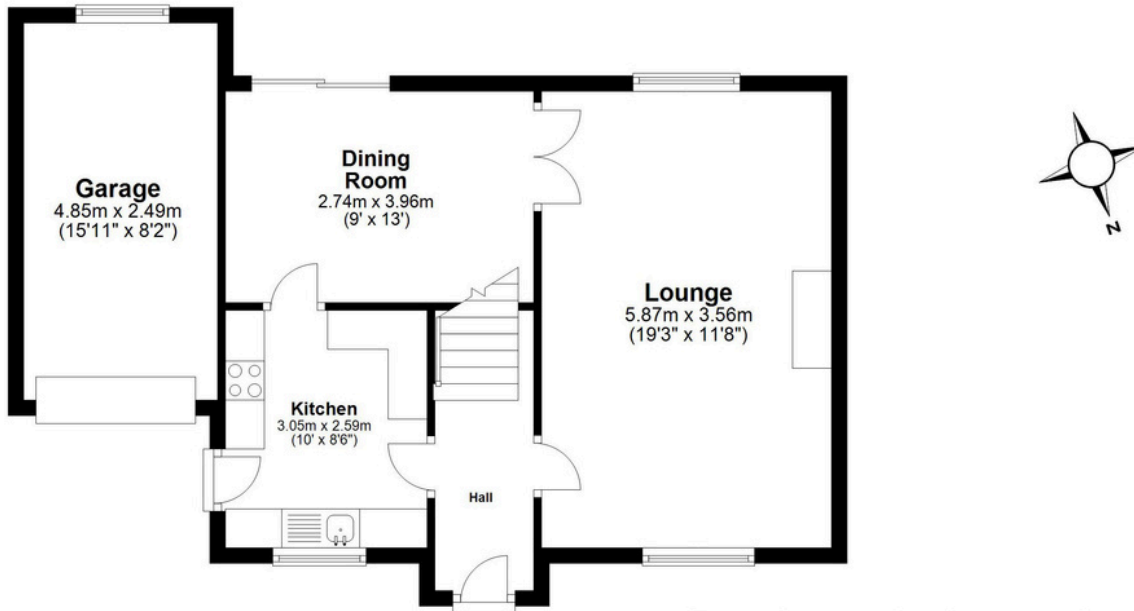
EPC rating: 65 | D

EPC potential: 101 | A

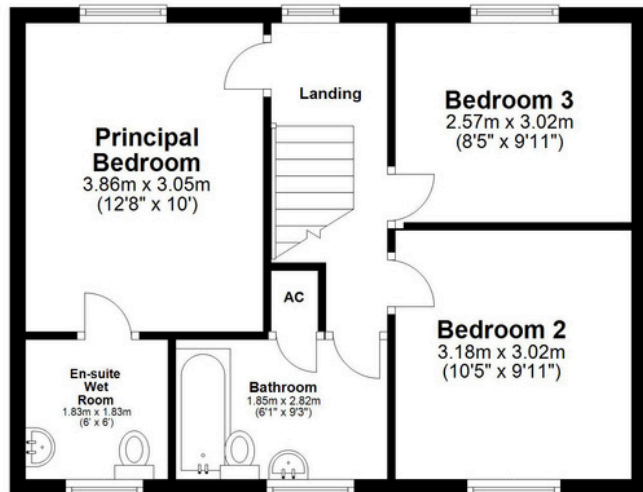


Floorplan

Approximate Gross Internal Area: 113.2 sq m / 1218 sq ft



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH