



12 Cover Drive, Bottesford,
Nottingham. NG13 0HS



£380,000

- Detached Family Home
- Sought After Village Location
- Corner Plot
- Lounge
- Dining Room/Home Office
- Cloakroom
- 4 Bedrooms
- Master With En-Suite
- Family Bathroom
- Freehold - Energy Rating B



Located in the sought after village of Bottesford you will find this well presented detached family home. The property is being sold with NO ONWARD CHAIN and occupies a corner plot. The accommodation comprises Entrance Hall, Lounge, Dining Room/Home Office, Kitchen Diner, FOUR BEDROOMS with the Master having an En-Suite and a family Bathroom. Outside to the front you will find a driveway with parking for two cars and to the rear there is a garden which is laid to lawn with a patio area. The village of Bottesford offers a good range of amenities which include Primary School, Train Station, Secondary School, Doctors Surgery, Co-op and Veterinary Practice just to name a few. To book your viewing please call the office today.

ACCOMMODATION

OPEN PORCH

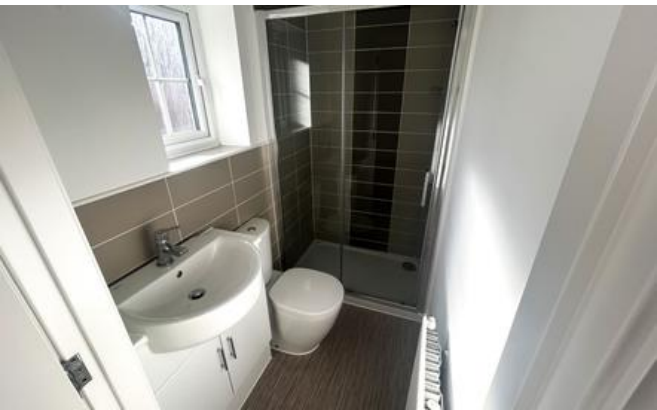
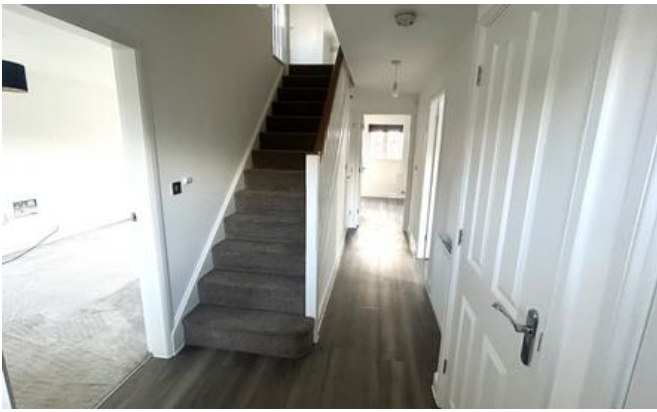
With pitch tiled roof canopy over and outside light.

ENTRANCE HALL

Having cupboard housing hot water cylinder, storage cupboard housing electrical consumer unit, radiator, smoke alarm, laminate floor and stairs rising to the first floor landing.

CLOAKROOM

With wash basin, low level WC and radiator.



LIVING ROOM

3.10m x 5.10m (10'2" x 16'8")

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear and two radiators.

DINING ROOM / OFFICE

2.90m x 3.31m (9'6" x 10'11")

With uPVC double glazed window to the front aspect, radiator.

KITCHEN DINER

4.50m x 4.60m (14'10" x 15'1")

With two uPVC double glazed windows to the side aspect, uPVC double glazed window to the rear, uPVC double glazed French doors to the patio, a good range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset one and a half bowl sink and drainer with high rise mixer tap over, inset 5-ring gas hob, integrated dishwasher, fridge freezer and built-in double oven, tiled splashbacks, radiator, down lighting and kickplate heaters.

FIRST FLOOR LANDING

Having uPVC double glazed window to the rear aspect, loft hatch access, smoke alarm and radiator.

BEDROOM 1

3.0m x 4.9m to wardrobes (16'0" to wardrobes x 9'10")

With uPVC double glazed window to the side and rear aspect, radiator and an excellent range of fitted wardrobes to one wall.

EN SUITE

0.00m x 0.00m (0'0" x 0'0")

With uPVC obscure double glazed window to the side aspect, fully tiled shower cubicle with sliding glazed door, low level WC, wash basin with vanity storage beneath, tiled splashbacks, radiator.

BEDROOM 2

4.8m maximum x 2.6m (15'8" maximum x 8'6")

With uPVC double glazed window to the side and rear aspect, radiator.



BEDROOM 3

2.9m x 3.7m maximum (9'6" x 12'1" maximum)

With uPVC double glazed window to the front aspect, radiator.

BEDROOM 4

2.00m x 2.10m (6'7" x 6'11")

With uPVC double glazed window to the rear aspect, radiator.

BATHROOM

1.70m x 2.00m (5'7" x 6'7")

Having panelled bath, pedestal wash basin, low level WC., tiled splashbacks.

OUTSIDE

The property occupies a corner position. To the front there is block-paved off-road parking, a lawned garden and a timber gate to the side of the property leading into the rear garden. At the rear there is a patio area, lawn, fencing and brick walling to the boundaries and a further timber gate through to the garage.

GARAGE

The single garage with up-and-over door is at the rear of the property.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue onto Watergate bearing left at the traffic lights, over the roundabout adjacent to Asda on onto Barrowby Road (A52). Continue out of town passing Barrowby, Sedgebrook and Muston and take the right turn along Belvoir Road in to Bottesford. Turn right onto The Sands which runs into Cover Drive.

BOTTESFORD

The village contains a range of useful amenities including primary and secondary schools, local shops, doctors surgery and dentists as well as public houses and restaurants and Co-op. The local railway station links Grantham and Nottingham whilst the East Coast Mainline connects Grantham to London Kings Cross with a journey time of around 70 minutes. The A52 and A1 provide excellent road links and the other surrounding towns of Newark and Melton Mowbray are also within easy travelling distance.

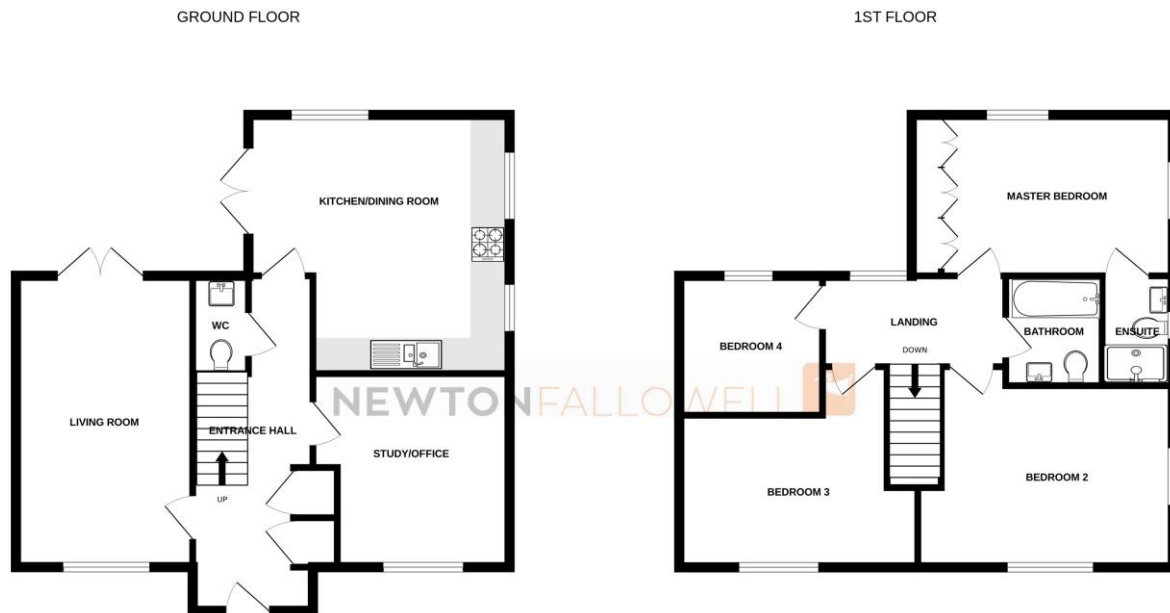
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



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