



Wimbishthorpe Close, Bottesford
Nottingham, NG13 0AS



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£297,500

Offered to the market is this three bedroom, detached bungalow. Located down a quiet cul-de-sac within the desirable Village of Bottesford with good local amenities. Accommodation comprises: Entrance hall, living room, kitchen, three bedrooms, family bathroom, garage, landscaped gardens and off street parking. No Upward Chain. EPC - D Freehold. Council Tax Band - C.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

White door to accommodation and good sized storage cupboard and having loft access.



Living Room

11'7" x 17'10" (3.55 x 5.46)

UPVC double glazed window and full opening French doors leading out to the Rear Garden, television point and feature fireplace.

Kitchen

11'11" x 8'8" (3.65 x 2.66)

Fitted with a good grange of solid Oak base and wall mounted units with marble effect roll top work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer and free standing gas cooker and uPVC double glazed window to the front elevation.

Bedroom One

11'5" x 10'10" (3.49 x 3.32)

UPVC double glazed windows to the rear and side elevations.

Bedroom Two

11'1" x 8'6" (3.40 x 2.61)

UPVC double glazed window to the rear elevation.

Bedroom Three

8'9" max x 10'6" max (2.68 max x 3.21 max)

UPVC double glazed window to the side elevation.

Family Bathroom

5'9" x 6'6" (1.76 x 2.00)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with mixer shower attachment. UPVC double glazed window to the front elevation and cushion flooring.

Garage

Garage door to the front, light and power and wall mounted gas central heating boiler.

Outside

This property sits nicely on its plot with gardens to three elevations laid mainly to lawn and a driveway providing off street parking.

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 will be no delay in agreeing the sale.

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do

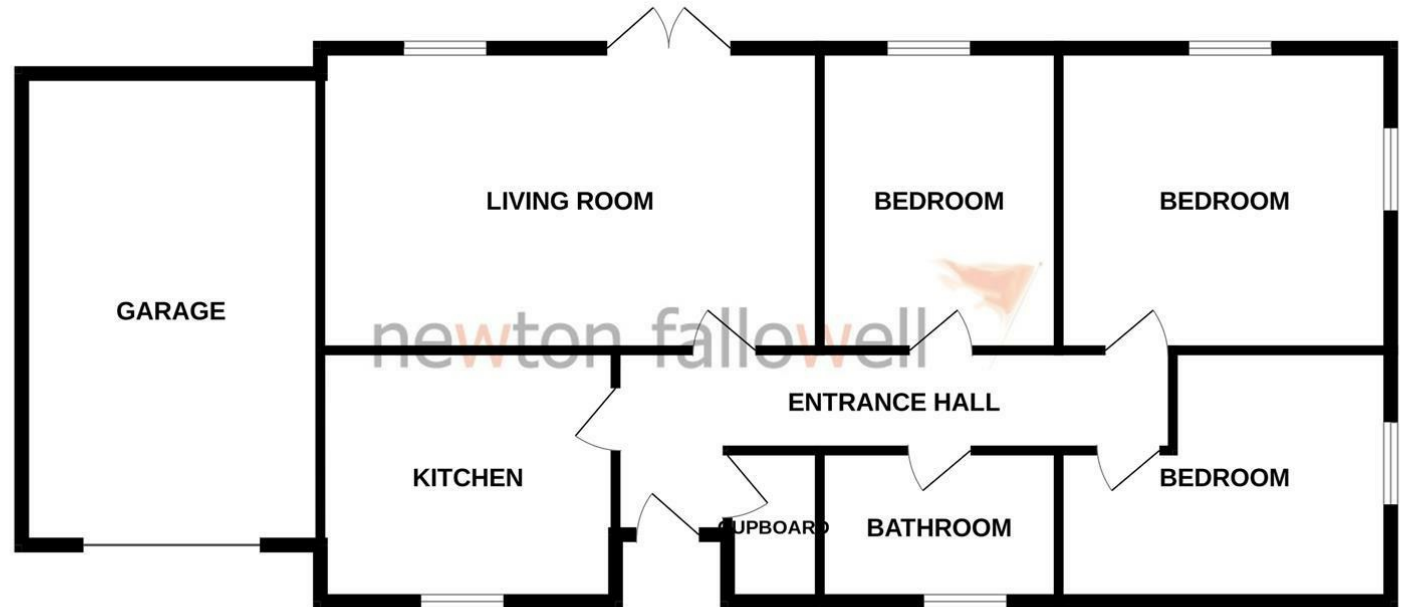
not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



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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