



Beckingthorpe Drive, Bottesford  
Nottingham, NG13 0DN





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£218,000

Offered to the market is this Detached, Two / Three Bedroom home in need of modernisation. Located down a desirable cul-de-sac just a short walk away from the train station and local amenities. Accommodation comprises: Full height open Entrance Hall, ground floor Shower Room, ground floor Bedroom Three / Further Reception Room, Living / Dining Room, Kitchen, Conservatory and Two Bedrooms and W.C. to the first floor. There is a private Rear Garden and driveway with car port providing off street parking. EPC Rating- E. Council Tax Band -C. Freehold. No Upward Chain.



### Entrance

UPVC double glazed door with window into Entrance Hall.

### Entrance Hall

A spacious light and bright reception with high vaulted ceiling up to the galleried landing, stairs to the first floor, doors to Living Dining Room, Shower Room, Bedroom Three / Second Reception Room, under stairs storage cupboard and electric contemporary radiator.

### Shower Room

**5'10" x 10'3" (1.79 x 3.13)**

A good proportion room being fitted with a white three piece suite comprising: W.C. wash basin and triple shower cubicle with glass screen and Mira shower over and uPVC double glazed windows to the side elevation.

### Bedroom Three / Second Reception Room

**11'5" x 8'7" (3.49 x 2.63)**

UPVC double glazed window to the rear elevation.

### Living / Dining Room

**11'1" max x 20'2" (3.39 max x 6.15)**

A light and bright primary reception room with uPVC double glazed window to the front elevation, window with secondary glazing to the side elevation, television point, gas fire and glazed door to the Kitchen.

### Kitchen

**12'8" max x 8'3" max (3.88 max x 2.52 max)**

Fitted with a range of base and wall mounted units with work surface over, inset sink and drainer, space for appliances, built-in Pantry cupboard and uPVC double glazed window and door to the Conservatory.

### Conservatory

Wooden double glazed construction with sloping polycarbonate roof and door to the Rear Garden.

### Landing

Doors to Bedroom One, Two and first floor W.C. and three good sized storage cupboards.

### First Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin.

### Bedroom One

**12'0" x 12'5" (3.66 x 3.79)**

UPVC double glazed window to the rear elevation and two wooden windows with secondary glazing to the side elevation.

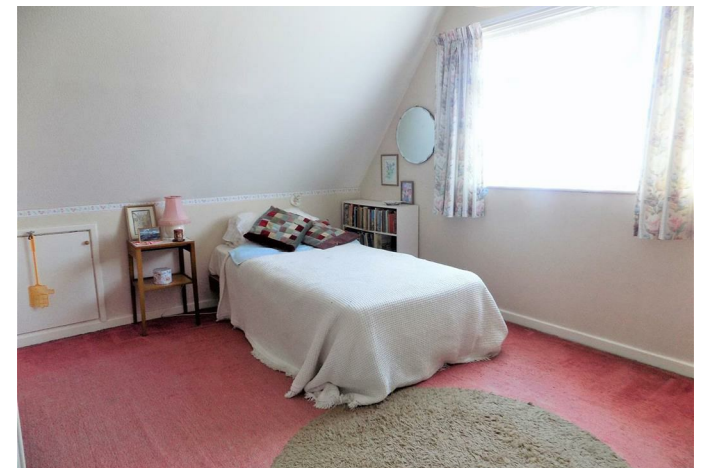
### Bedroom Two

**10'11" x 13'10" (3.34 x 4.23)**

UPVC double glazed window to the front elevation.

### Rear Garden

The Rear Garden is laid mainly to lawn with establish planted borders with timber pedestrian gated accessing the driveway.





### Outside to the Front

There is a mature planted front garden with driveway to the side leading to a covered carport.

### 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 has electric heating, has mains drains, water and electric.



### 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.

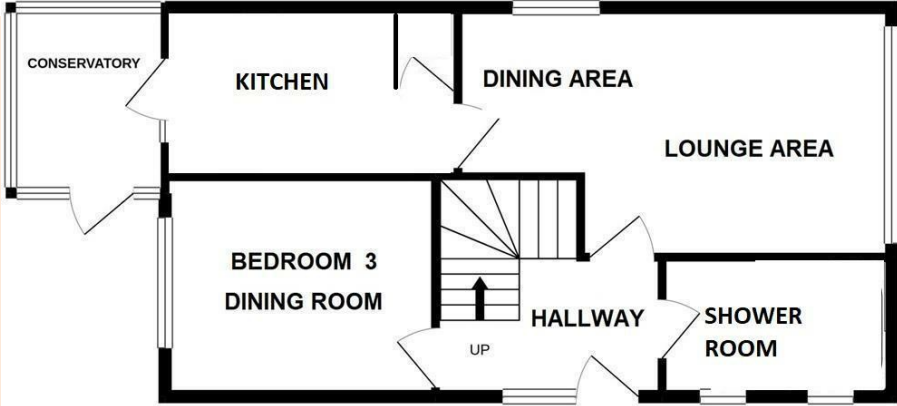
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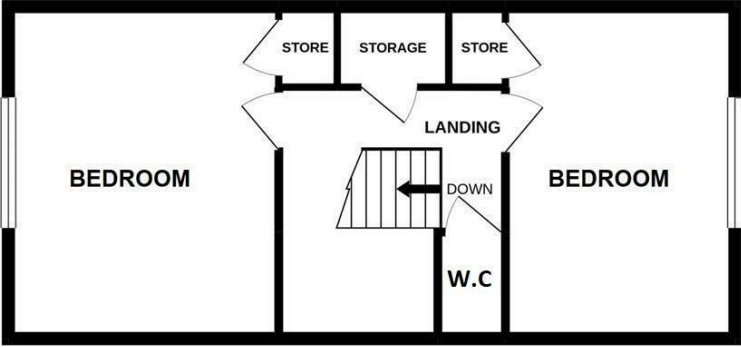


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>52</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>52</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1105 sq.ft. approx.

