



**Belvoir Road, Bottesford**  
Nottingham, NG13 0BG



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Offers In Excess Of £450,000**

Offered to the market is this stunning Victorian Character home. Retaining many original features, this four double bedroom property is located within the popular Village of Bottesford being a short walk away from local amenities and desirable schools. Set back from the road this hansom looking family home has accommodation comprising: Entrance Hall, Ground Floor W.C., Living Room, Sitting Room, Utility Room, Dining Room with Walk-in Pantry, Kitchen, Landing, Four Double Bedrooms, Shower Room, Family Bathroom, Outbuilding, private Rear Garden, large Front Garden and Off Street Parking for several vehicles. Council Tax Band - E. EPC Rating- D. Freehold. No Upward Chain.

**Entrance**

Solid wooden and stained glass door into Entrance Hall.

**Entrance Hall**

A lovely welcoming reception with stairs rising to the first floor, solid wooden doors to: Ground Floor W.C., Sitting Room, Living Room, Utility Room, Dining Room and under stairs storage cupboard, and having dado rail, high ceilings and telephone point.



### Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, tiled flooring and having wooden double glazed window to the front elevation.

### Sitting Room

14'2" x 14'0" (4.32 x 4.27)

A lovely light and bright Reception Room with solid wooden double glazed windows to the front and side elevations, feature period styled fireplace, high ceiling and picture rails.

### Living Room

18'2" max x 14'11" max (5.54 max x 4.57 max)

A spacious formal living room with solid wooden double glazed bay window to the front elevation, television point, feature fireplace, decorative alcove, high ceilings with picture rails, coving and ceiling rose.

### Utility Room

9'11" x 5'4" (3.04 x 1.65)

Fitted with a good good range of solid wooden base and wall mounted units with solid wooden work surface over, inset ceramic Butler style sink, space and plumbing for washing machine, space for further appliances and solid wooden window to the rear elevation.

### Dining Room

12'4" x 14'4" (3.77 x 4.37)

Feature log burning stove, with built-in cupboards to either side, solid wooden French doors leading out to the side elevation, solid wooden door to the Walk-In Pantry and Kitchen.

### Walk-In Pantry

5'6" x 6'0" (1.70 x 1.84)

Wooden window to the side elevation.

### Kitchen

9'1" x 13'8" (2.78 x 4.19)

Fitted with a good range of solid wooden base and wall mounted units with solid wooden work surface over, space and plumbing for dishwasher, space for gas range cooker with extractor over, space for further under counter appliance, inset ceramic sink and drainer, tiled floor, solid wooden windows to the side elevations and solid wooden door accessing the side elevation.

### Landing

Solid wooden doors to the Bedroom and Bathroom and Shower Room accommodation, large loft access with pull down ladder and solid wooden window to the side elevation.

### Bedroom One

14'0" x 14'0" (4.28 x 4.27)

A light and bright double bedroom with solid wooden double glazed windows to the front and side elevations and feature decorative period styled fireplace.

### Shower Room

5'11" x 6'9" (1.81 x 2.08)

Fitted with a three piece suite comprising: W.C. wash basin and corner shower cubicle, tiled flooring and solid wooden window to the side elevation.

Agents Note: This room has an adjoining wall to Bedroom One and could be adapted re-constructed to become an En-Suite.

### Bedroom Two

12'9" x 13'10" (3.91 x 4.22)

Solid wooden double glazed window to the front elevation and feature decorative period styled fireplace with built-in cupboards.

### Bedroom Three

10'9" x 14'6" (3.30 x 4.42)

Solid wooden double glazed window to the side elevation.



### Bedroom Four

11'6" x 8'0" (3.53 x 2.46)

Solid wooden window to the rear elevation and built-in storage.

### Family Bathroom

13'3" max x 8'11" max (4.05 max x 2.74 max)

A spacious Family Bathroom being fitted with a three piece suite comprising: Wash basin set into a vanity storage units, double shower cubicle and cast iron free standing bath. There is built-in storage cupboards housing the gas central heating boiler and water tank and solid wooden double glazed window to the side elevation.

### Outbuilding

Door to the side elevation and wooden windows to the side and rear elevations light and power.

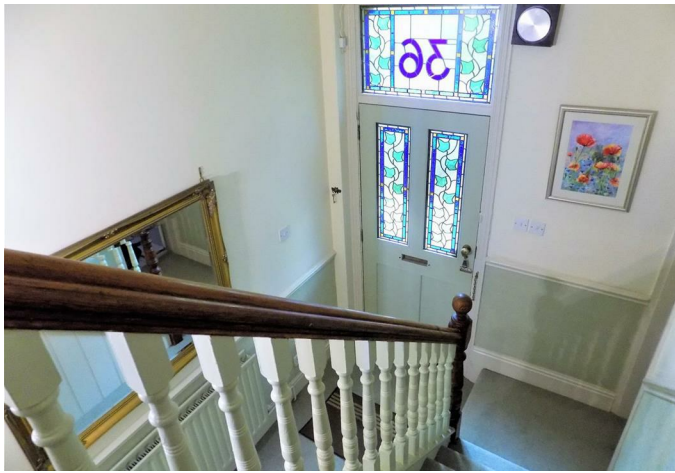
### Rear Garden

The Rear Garden is private and well established with mature and flourishing planted borders, greenhouse, pond and pedestrian access to the front.

### Outside to the Front

This property is set back from the road with a large front lawn with well established planted borders and long driveway providing off street parking for several vehicles.





### 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.

### 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.

### Agents Note

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





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

GROUND FLOOR



1ST 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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