



Fleming Avenue, Bottesford
Nottingham, NG13 0ED



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£300,000

Offered to the market is this spacious, two double bedroom detached bungalow. Located within the desirable Village of Bottesford just a short walk away from local amenities and with accommodation comprising: Entrance porch, entrance hall, living room, extended kitchen diner, two double bedrooms, shower room, garage, landscaped South facing rear garden and driveway to the front providing off street parking. EPC - D Council Tax Band - C. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door into Entrance Porch.

Entrance Porch

UPVC double glazed windows, Karndean flooring and uPVC double glazed door and window into Entrance Hall.

Entrance Hall

Continuation of the Karndean flooring and white panel door into Living Room.

Living Room

11'8" x 19'1" (3.58 x 5.83)

A lovely light and bright primary reception room with large uPVC double glazed window to the front elevation, television point, feature gas coal effect fireplace and white panel door to the Inner Hall.

Inner Hall

White panel doors to the Bedrooms, Shower Room and Kitchen Diner and having loft hatch.

Kitchen Diner

12'7" max x 18'2" max (3.85 max x 5.55 max)

This extended Kitchen Diner is fitted with a good range of baser and wall mounted units with work surface over. Inset sink and drainer, space for cooker and fridge freezer, space and plumbing for washing machine and dishwasher, Karndean flooring, uPVC double glazed window to the rear elevation and wooden and glazed door to the side elevation.

Bedroom One

14'4" max x 10'6" (4.37 max x 3.22)

UPVC double glazed patio doors leading to the South facing Rear Garden and built-in furniture.

Bedroom Two

9'10" x 10'0" (3.01 x 3.07)

UPVC double glazed window overlooking the South facing Rear Garden and built-in storage.

Shower Room

7'1" x 6'7" (2.17 x 2.02)

A contemporary and recently re-fitted Shower Room comprising: Triple walk-in shower with chrome shower and rain shower over, W.C. and wash basin set into a modern vanity unit. Wood effect flooring, tiling to all walls and uPVC double glazed window to the side elevation.

Garage

Electric garage door to the front elevation, wooden door and window to the side elevation, light and power.

Rear Garden

The South facing Garden has been landscaped to provide a patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with deep gravel edge and timber shed ideal for storage. There is pedestrian access down the side leading to the front.

Outside to the Front

There is a block paved driveway providing off street parking for several vehicles and a shaped front lawn.



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

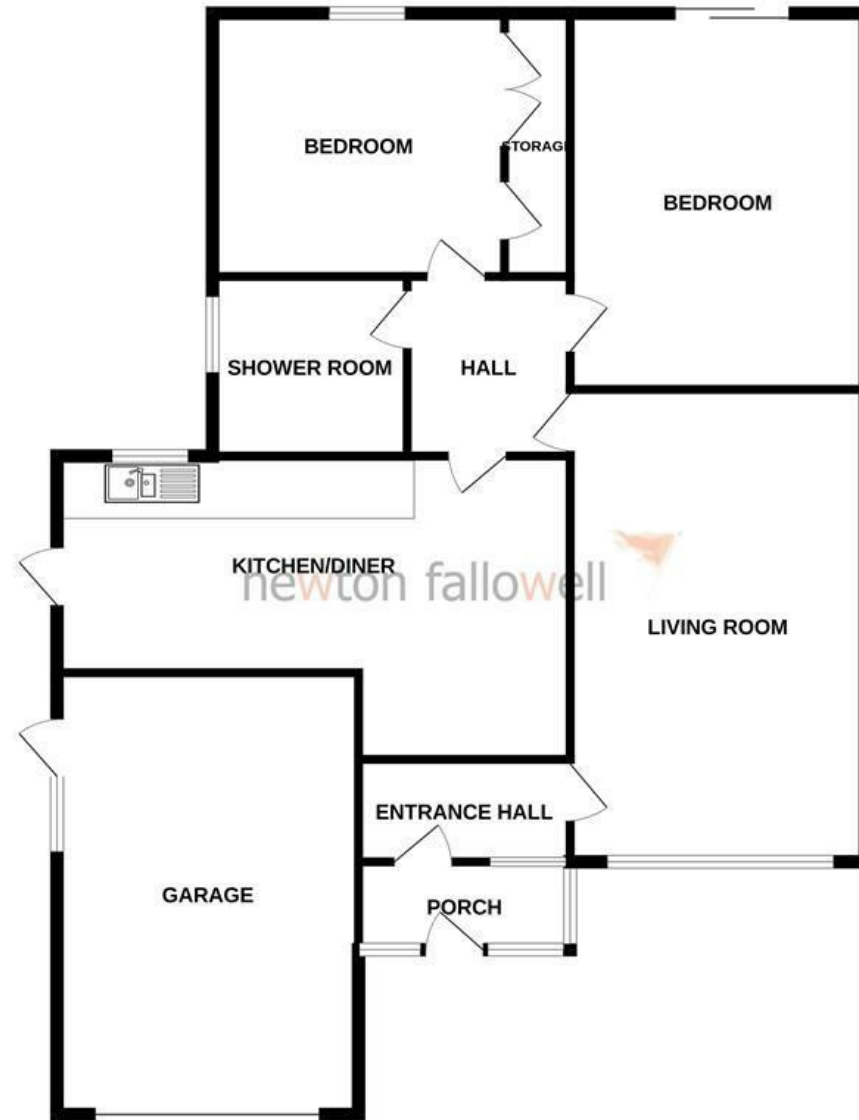
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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.



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (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 | |



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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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