



**Lime Grove, Bottesford**  
Nottingham, NG13 0BH



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**£399,950**

Offered to the market is this Four Bedroom, Detached family home. Located down a quiet cul-de-sac within the popular Village of Bottesford, only a short walk away from local amenities and desirable schools. Accommodation comprises: Entrance hall, ground floor W.C., living room, kitchen / dining room, utility room, four bedrooms, master having en-suite, family bathroom, detached double garage and landscaped gardens. Council Tax Band - D. EPC Rating - C. Freehold.

**Entrance**

Double glazed front door leading to the Entrance Hall.

**Entrance Hall**

A welcoming, light and bright Reception with stairs rising to the first floor with good sized under stairs storage cupboard, tiled flooring with under floor heating and doors to the Ground Floor W.C. Living Room and Kitchen Diner.



### Ground Floor W.C.

Fitted with a modern two piece suite comprising: W.C. and wash basin, double glazed window to the front elevation and continuation of the tiled flooring with under floor heating.

### Living Room

16'0" x 11'3" (4.88m x 3.43m)

Feature log burner with Oak mantle, double glazed French doors leading out into the Rear Garden, internal French doors accessing the Dining Area, television point and continuation of the tiled flooring with under floor heating.

### Kitchen Diner

A contemporary open plan space.

### Kitchen Area

12'11" max x 10'5" max (3.96m max x 3.20m max )

Fitted with a good range of wall and base mounted units with Silestone Quartz work surface over, Smart App Connected Bosch dishwasher and extractor fan, stainless steel sink with pull out mixer tap, space for freestanding oven, two windows to the front elevation, continuation of the tiled flooring with under floor heating, door to the Utility Room and open through to the Dining Area.

### Dining Area

12'2" x 9'3" (3.73m x 2.82m )

Double glazed window to the rear elevation and continuation of the tiled flooring with under floor heating.

### Utility Room

8'0" x 4'5" (2.44m x 1.37m)

Fitted with base units with Silestone Quartz work surface over, plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler, continuation of the tiled flooring with under floor heating, window to the front elevation and part glazed exterior door to the side elevation.

### First Floor Landing

Double glazed window to the front elevation, access to loft space, built in airing cupboard with a unvented hot water cylinder and doors to the Bedroom and Bathroom accommodation.

### Bedroom One

12'0" x 10'11" (3.66m x 3.35m)

Double glazed windows to the rear elevation and door to the En-Suite.

### En-Suite

Fitted with a three piece suite comprising: Shower cubicle with mains shower, low flush W.C. and built in, solid Walnut vanity unit with drawers and solid Marble wash basin with block tap, central heating towel radiator and obscure double glazed window to the front elevation.

### Bedroom Two

11'3" x 8'9" (3.43m x 2.67m )

Double glazed window to the rear elevation.

### Bedroom Three

8'9" x 7'3" (2.67m x 2.21m)

Double glazed window to the front elevation.

### Bedroom Four

8'11" x 6'11" (2.74m x 2.13m)

Double glazed window to the rear elevation.

### Family Bathroom

Fitted with a three piece white suite comprising: Panel bath with shower over, low flush W.C and wash hand basin, tiled walls and double glazed window to the front elevation.



### Detached Double Garage

Two up and over garage doors, light and power.

### Outside to the Front

There is a driveway providing ample off road parking for four cars and leads to a detached Double Garage.

### Rear Garden

Immediately to the rear of the property there is a large laid to lawn area with several seating areas and raised flower beds and planters.

### Agents Note

The kitchen and underfloor heating was installed in August 2023.

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding and very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### 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.







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	



