



Wimbishthorpe Close,  
Bottesford, NG13 0AS



**Wimbishthorpe Close,  
Bottesford, NG13 0AS  
£375,000**

Offered to the market is this immaculately presented, three bedroom, detached home. Situated down a quiet cul-de-sac within the popular Village of Bottesford just a short walk away from the local amenities. Accommodation comprises: Entrance hall, fitted contemporary kitchen diner, living room with log burner, inner hall ground floor w.c. three bedrooms, shower room, garage, landscaped gardens and off street parking. Council Tax Band -D. EPC - TBC. Freehold.

**Entrance**

UPVC double glazed door onto Entrance Hall

**Entrance Hall**

A lovely light and bright welcoming reception with uPVC double glazed window to the front elevation, stairs ringing to the first floor, Karndean flooring and solid wooden doors to the Living Room and Kitchen Diner.



### Kitchen Diner

**10'4" x 18'9" (3.17 x 5.72)**

A spacious and contemporary fitted Kitchen Diner with a good range of high gloss base and wall mounted units with Marble work surface over, inset sink with mixer tap, space for Range Cooker, built-in appliances to include: Dishwasher, Fridge Freezer and Washing Machine, continuation of the Karndean flooring, television point, uPVC double glazed windows to the front and rear elevations and solid wooden door to the Inner Hall.

### Inner Hall

Continuation of the Karndean flooring, uPVC double glazed door to the Rear Garden and solid wooden door to the Ground Floor W.C.

### Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin and having continuation of the Karndean flooring.

### Living Room

**10'8" x 18'9" (3.27 x 5.72)**

Another light filled room with uPVC double glazed window to the front elevation and uPVC double glazed full opening French doors leading out to the Rear Garden, television point, wood effect flooring and feature Log Burning Stove set onto a Granite hearth with wooden mantel.

### Landing

UPVC double glazed window to the rear elevation, loft hatch and solid wooden doors to the Bedroom and Bathroom accommodation, good size storage cupboard and airing cupboard.

### Master Bedroom

**11'9" x 10'5" (3.59 x 3.19)**

UPVC double glazed window to the front elevation and built-in wardrobe.

### Bedroom Two

**9'9" x 10'9" (2.98 x 3.30)**

UPVC double glazed window to the front elevation.

### Bedroom Three

**7'4" x 8'9" (2.26 x 2.67)**

UPVC double glazed window to the rear elevation

### Shower Room

**7'0" x 6'4" (2.15 x 1.95)**

Fitted with a modern three piece suite comprising: W.C., wash basin set into a vanity storage unit and corner shower cubicle with Mira shower over, tiling to all wall, tiling to floor with under floor heating, stainless steel heated towel rail and uPVC double glazed window to the rear elevation.

### Garage

**18'11" x 9'4" (5.78 x 2.85)**

Garage door to the front, uPVC double glazed door and window to the rear elevation and wall mounted gas central heating boiler.

### Rear Garden

Immediately to the rear of the property is a good sized flag stone patio area ideal for entertaining and alfresco dining leading onto a shaped landscaped lawn with flourishing borders, pedestrian gate to the side leading to the front of the property and hard standing for timber shed to the other side elevation.



### Outside to the Front

There is a front garden laid to lawn and driveway providing off street parking.

### Agents Note

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, 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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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