



**Roberts Drive, Bottesford**  
Nottingham, Nottinghamshire, NG13 0FT





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**NG13 0FT**  
**£349,950**

Offered to the market is this versatile, detached, four double bedroom family home. Located within the popular Village of Bottesford and set within a quiet cul-de-sac just a short walk away from amenities. Accommodation comprising: Entrance hall, ground floor bedroom / further reception room, utility room, ground floor w.c., kitchen, dining room, spacious living room, three further double bedrooms,, master having en-suite shower room, family shower room, private rear garden and driveway to the front. EPC - C, Council Tax Band - D. Freehold.





### Entrance

UPVC double glazed front door into Entrance Hall.

### Entrance Hall

A lovely welcoming reception with solid wooden flooring, returning staircase to the first floor and white panel doors to accommodation.

### Kitchen

9'7" x 10'0" (2.94 x 3.07)

Fitted with a good range of Shaker style base and wall mounted units with work surface over, inset ceramic double sink with contemporary rinsing tap, space for full size fridge freezer, space and plumbing for dishwasher, built-in electric double oven and grill, five ring gas hob with extractor fan over, built-in microwave, tiled flooring open through to the Dining Room and uPVC double glazed window to the front elevation.

### Dining Room

9'11" x 9'8" (3.04 x 2.96)

Contemporary grey paneling to one wall, wood effect flooring, uPVC double glazed window to the side elevation and open through to Living Room.

### Living Room

10'7" x 20'9" (3.25 x 6.34)

A light and bright spacious reception room with uPVC double glazed French doors and windows to the rear elevation, television point and feature electric fireplace.

### Ground Floor Bedroom / Reception Room

6'7" x 16'5" (2.02 x 5.02)

UPVC double glazed window to the front elevation and television point.

### Utility Room

7'4" x 4'10" (2.24 x 1.49)

Fitted with a range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for further under counter appliance, wall mounted gas combination boiler, tiled flooring and uPVC double glazed door to the side elevation.

### W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, uPVC double glazed window to the side elevation and tile effect flooring.

### Landing

UPVC double glazed window to the side elevation, white panel doors to Bedroom and Bathroom accommodation and storage cupboard and having loft hatch.

### Master Bedroom

12'1" x 14'2" (3.69 x 4.33)

UPVC double glazed window to the front elevation, built-in wardrobes, television point and door to the En-Suite Shower Room

### En-Suite

6'1" x 5'2" (1.87 x 1.60)

Fitted with a three piece suite comprising: W.C. wash basin set into a vanity storage unit and corner shower cubicle, tile effect flooring and uPVC double glazed window to the front elevation.

### Bedroom Two

10'7" max x 11'8" (3.25 max x 3.57)

UPVC double glazed window to the rear elevation, built-in wardrobes and television point

### Bedroom Three

10'11" x 7'10" (3.33 x 2.40)

UPVC double glazed window to the rear elevation and television point





### Shower Room

9'7" x 5'11" (2.94 x 1.82)

Fitted with a contemporary suite comprising: His and Hers wash basin set into a vanity storage unit, W.C. and walk-in shower cubicle with chrome rain shower over, modern heated towel rail and uPVC double glazed window to the side elevation.

### Rear Garden

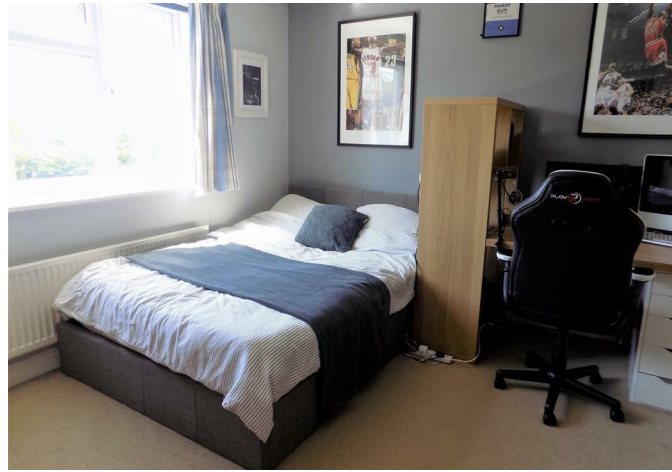
The private Rear Garden is laid mainly to lawn with decked area ideal for entertaining and alfresco dining, large timber shed ideal for storage and pedestrian access to the front.

### Outside to the Front

There is a 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, medium 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.

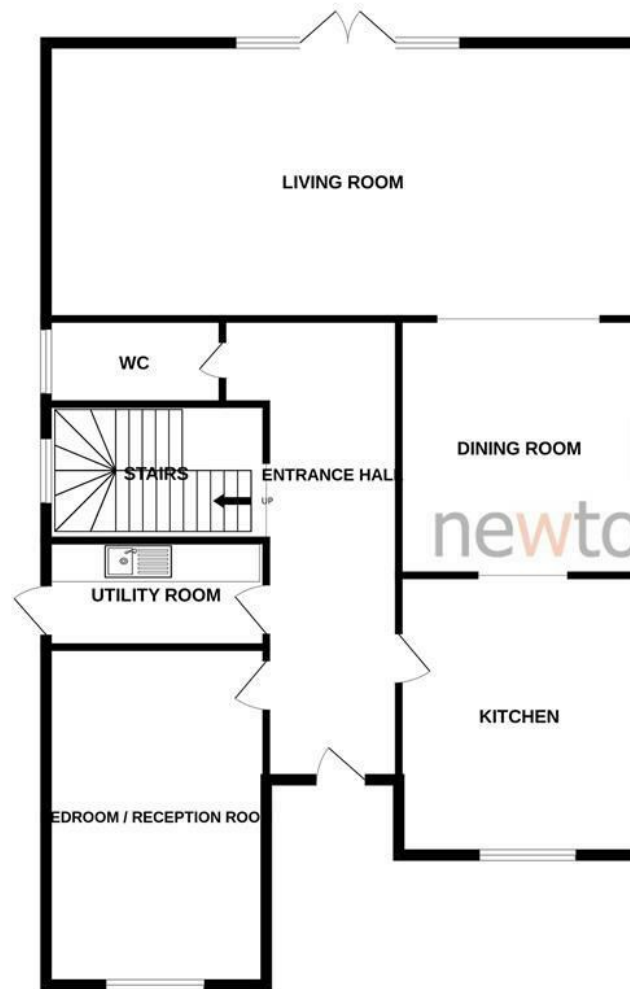




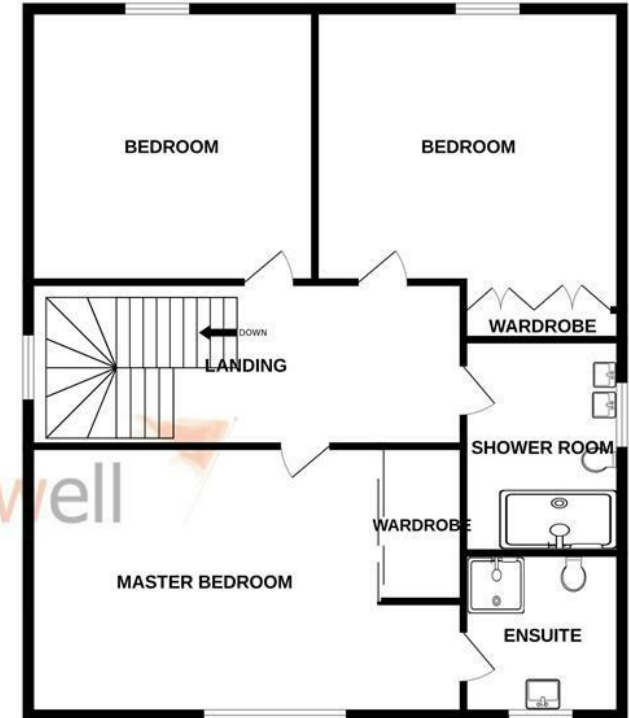


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



newton fallowell



