



Wyggeston Road, Bottesford  
, NG13 0DB



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£275,000

Offered to the market is this three bedroom, semi-detached home located down a quiet cul-de-sac within the popular Village of Bottesford with picturesque views over the River Devon and Church behind and only a short walk away from local amenities. Accommodation comprises: Entrance porch, entrance hall, living room, kitchen diner, wet room, three bedrooms, family bathroom, garage space and landscaped gardens with off street parking to the front. EPC Rating - D Council Tax Band - B. Freehold. No Upward Chain.

Entrance

UPVC double glazed front door into Entrance Porch.

Entrance Porch

UPVC double glazed window to the front elevation, wall mounted electric radiator and wooden and glazed interior door to the Entrance Hall.



### Entrance Hall

A spacious and welcoming reception having retuning staircase to the first floor with under stairs storage cupboard, uPVC double glazed window to the front elevation, white interior doors to the ground floor accommodation and storage cupboard.

### Living Room

10'6" max x 20'10" max (3.22 max x 6.36 max)

A light and bright reception room with uPVC double glazed patio doors leading out to the Rear garden with attractive views over the Garden, river Devon and Church beyond, wooden window to the front elevation looking into the Entrance Porch, television point and electric fireplace.

### Kitchen Diner

10'11" max x 10'6" max (3.34 max x 3.22 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for full sized fridge freezer, space for eclectic cooker, tile effect flooring and uPVC double glazed door and window to the side elevation and uPVC double glazed window to the rear elevation again with attractive views over the Garden, river Devon and Church beyond.

### Wet Room

8'5" x 6'5" (2.57 x 1.98)

Fitted with a three piece suite comprising: walk in shower area, W.C. and wash basin, wet room styled flooring and uPVC double glazed window to the side elevation.

### Landing

UPVC double glazed window to the side elevation, loft access to the boarded loft with pull down ladder and white panel doors to the Bedroom and Bathroom accommodation and storage cupboard.

### Bedroom One

10'7" x 11'11" (3.24 x 3.64)

UPVC double glazed window to the front elevation.

### Bedroom Two

11'5" x 11'10" (3.49 x 3.63)

UPVC double glazed window to the rear elevation with attractive views over the Garden, river Devon and Church beyond

### Family Bathroom

5'6" x 5'9" (1.70 x 1.76)

Fitted with a three piece suite comparing: Panel bath with shower over, wash basin set into a vanity storage unit and W.C.. UPVC double glazed window to the front elevation and door to boiler cupboard housing the gas central heating boiler.

### Bedroom Three

10'5" max x 8'3" max (3.20 max x 2.53 max)

UPVC double glazed window to the side elevation.

### Garage Space

9'8" x 7'4" (2.95 x 2.26)

Garage door to the front, light and power

### Outside to the Front

The Front Garden is laid to lawn with flourishing planted borders, there is a driveway providing off street parking and side garden laid to lawn with pedestrian access to the Rear Garden.

### Rear Garden

The Rear Garden has stunning views over the river Devon and Church and has been mainly laid to lawn with a decked area ideal for entertaining and alfresco dining there is a picket fence and gate accessing a tiered planted garden that leads down to the river Devon.



### Agents Note

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

There is broadband in the area and mobile phone signal

high 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

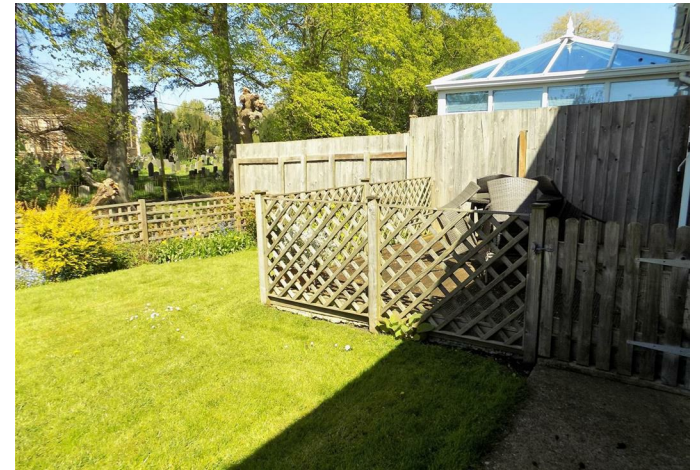
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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



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