



Spire View,
Bottesford, NG13 0FL



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£550,000**

Offered to the market is this immaculately presented, extended detached family home. Located in a cul-de-sac within the desirable Village of Bottesford with popular school catchments and local amenities this four / five double bedroom home enjoys versatile and spacious accommodation comprising: Entrance hall, W.C., living room, dining room, study, open plan kitchen family room, utility room, further reception / annex / bedroom five with shower room. There are four double bedrooms to the first floor with the master having an en-suite shower room, bedroom two with an en-suite W.C. contemporary spacious family bathroom, landscaped gardens solid wooden double car port and off street parking. Council tax Band - F. EPC Rating - D. Freehold.

Entrance

Double glazed front door into Entrance Hall.

Entrance Hall

A welcoming reception with stairs rising to the first floor, Karndean flooring, doors to Kitchen Family Room, Study, Dining Room W.C. and internal French doors to the Living Room.



W.C.

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

Living Room

18'9" x 11'10" (5.74 x 3.61)

UPVC double glazed bay window to the front elevation, television point feature electric fire and interior French doors to the Dining Room.

Dining Room

11'10" x 10'1" (3.61 x 3.08)

Large double glazed patio doors leading out to the Rear Garden, Karndean flooring and door leading into the Entrance Hall.

Study

10'11" x 8'0" (3.35 x 2.45)

Feature uPVC double glazed curved bay window to the rear elevation.

Kitchen / Family Room

28'8" max x 14'7" max (8.74 max x 4.45 max)

A spacious, light and bright open plan room being fitted with a good range of Shaker style base and wall mounted units with solid Granite work tops, island with five ring gas hob and extractor fan over and solid Granite work top, built-in dishwasher, built-in fridge freezer, inset double sink, uPVC double glazed window to the rear elevation, door to good size walk-in pantry, open through to the dining area with uPVC double glazed French doors and side panels to the Rear Garden and wall mounted air conditioning unit, Karndean flooring and doors to the Utility Room and Further Reception / Annex / Bedroom Five

Utility Room

13'6" x 6'2" (4.14 x 1.88)

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, wall mounted central heating boiler installed in 2020 and still under guarantee, tile effect flooring, uPVC double glazed window and door leading to the Side Garden.

Further Reception / Annex / Bedroom Five

16'7" max x 16'7" max (5.08 max x 5.08 max)

A versatile addition to the property is this spacious room with wood effect laminate flooring, wall mounted air condition unit, built-in storage, base units with work surface over and inset sink, space for under counter fridge, uPVC double glazed windows to the front elevation door to Shower Room and uPVC double glazed door to the Side Garden.

Shower Room

A contemporary Wet Room with chrome rain shower and rinser, W.C. and wash basin, tiling to walls and floors and stainless steel vertical heated towel rail.

Landing

Doors to the Bedroom and Bathroom accommodation, loft hatch to boarded loft and built-in double cupboard housing the water cylinder.

Master Bedroom

14'2" x 11'10" (4.34 x 3.61)

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

En-Suite Shower Room

Fitted with a three piece suite comprising: W.C. wash basin and double shower cubicle, uPVC double glazed window to the front elevation, tiling to walls and floor and stainless steel vertical heated towel rail.

Bedroom Two

13'0" x 12'4" (3.98 x 3.78)

UPVC double glazed window to the front elevation, built-in wardrobes and door to the En-Suite W.C.

En-Suite W.C.

Fitted with a two piece suite comprising W.C. and wash basin.

Bedroom Three

11'5" x 11'1" (3.48 x 3.38)

UPVC double glazed window to the rear elevation and built-in wardrobes.



Bedroom Four

13'3" x 9'5" (4.06 x 2.88)

UPVC double glazed window to the rear elevation and built-in wardrobes.

Family Bathroom

Fitted with a four piece contemporary suite comprising: W.C. wash basin set into a vanity unit, panel bath and corner shower cubicle, tiled to wet areas and floor, stainless steel vertical heated towel rail and uPVC double glazed window to the rear elevation.

Rear Garden

A beautifully landscaped Rear Garden with a good sized patio area ideal for entertaining and alfresco dining, shaped lawn with flourishing borders, further circular patio area and pedestrian access leading to the Side Garden.

Side Garden

Gravel patio area leading onto a shaped lawn and pedestrian access to the front through a timber gate.

Outside to the Front

There is a gravel front garden, driveway providing off street parking for several vehicles and solid wooden double Car Port with light and power.

Agents Note

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

There is broadband in the area and mobile phone signal.

Very 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#>

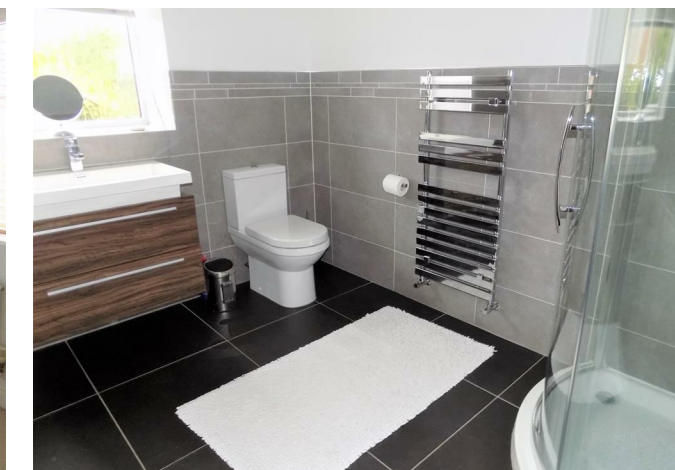
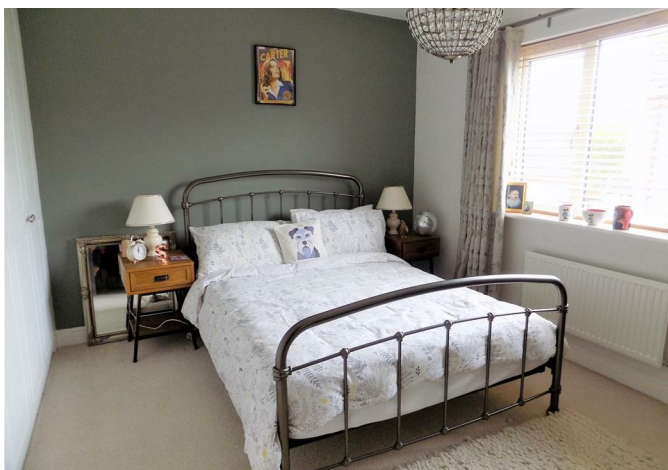
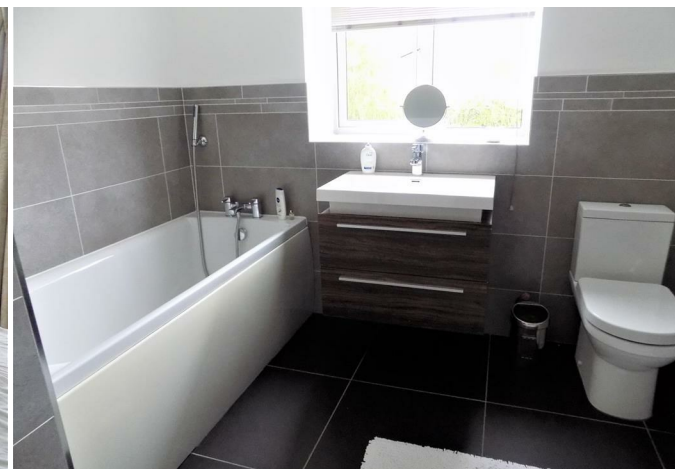
Money Laundering Regulations

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.

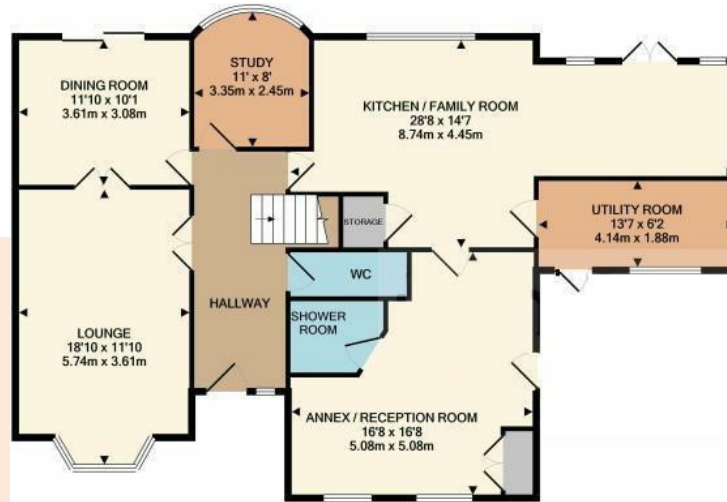
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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