



**Bowbridge Gardens,**  
Bottesford, NG13 0AZ





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£289,950**

Offered to the market is this detached, three bedroom chalet style home. Located within the popular Village of Bottesford, just a short walk away from local amenities, this versatile home offers accommodation comprises: Entrance hall with vaulted ceiling, living / dining room, modern kitchen, conservatory, ground floor bathroom, ground floor bedroom / further reception room, two good sized bedrooms to the first floor, detached garage, landscaped gardens and large driveway. Council Tax Band C. EPC Rating D. Freehold.





### Entrance

UPVC double glazed door into Entrance Hall.

### Entrance Hall

A light and bright reception with high vaulted ceiling, staircase rising to the first floor, under stairs storage cupboard and doors to the Living Room, Bathroom and Ground Floor Bedroom / Further Reception Room.

### Living/Dining Room

20'2" max x 11'1" max (6.15m max x 3.38m max)  
A spacious primary reception room with large double glazed picture window to the front elevation, Oak flooring, contemporary radiator, double glazed window to the side elevation and door to the Kitchen.

### Kitchen

12'7" x 8'0" (3.86m x 2.44m)

Fitted with a contemporary range of gloss fronted wall, base and drawer units with work surface over, under unit lighting, inset stainless steel sink and drainer with chrome mixer tap, integrated appliances to including: Ceramic induction hob with contemporary extractor fan over, fan assisted oven and combination microwave, dishwasher and fridge and freezer. Inset downlighter to the ceiling, contemporary radiator, double glazed window and door to the Conservatory.

### Conservatory

7'8" x 8'3" (2.36m x 2.54m)

Wood effect laminate flooring, plumbing for washing machine, double glazed windows and door leading out into the Garden.

### Ground Floor Bedroom / Reception Room

3.66m x 2.69m

A versatile room with double glazed window to the rear elevation.

### Ground Floor Bathroom

10'2" x 5'8" (3.12m x 1.75m )

Fitted with a modern white suite comprising of P-shape bath with chrome mixer tap and shower over, close coupled WC and pedestal wash hand basin with chrome mixer tap, tiled floor, two contemporary towel radiators, inset downlighters to the ceiling and double glazed window.

### Landing

Doors to the first floor Bedrooms and storage cupboards.

### Bedroom One

14'7" into eaves x 10'0" (4.45m into eaves x 3.07m)

A well proportioned double bedroom having part pitched ceiling, central heating radiator, wood effect laminate flooring and double glazed window.

### Bedroom Two

13'3" x 10'5" (4.06m x 3.18m)

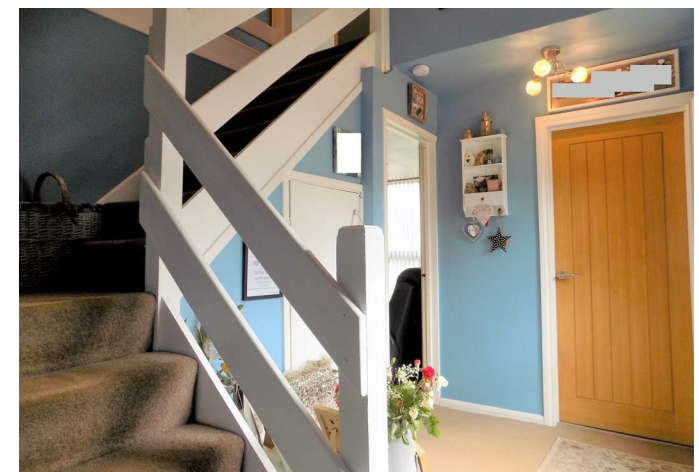
Another well proportioned double bedroom having part pitched ceiling, central heating radiator, wood effect laminate flooring and double glazed window.

### Detached Garage

Larger than an average single garage having up and over garage door and courtesy door to the side.

### Outside

The property has a South to Westerly aspect landscaped garden with patio area ideal for entertaining and alfresco dining, leading onto a gravel area with space for hot tub and pedestrian access to the front where there is a large driveway providing off street parking for several vehicles.





### 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.

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
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>	<b>66</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

