



Barkestone Lane,
Bottesford, NG13 0AL



**Barkestone Lane,
Bottesford, NG13 0AL
£525,000**

Offered to the market is this spacious, four double bedroom family home. Located just a short walk away from local amenities and desirable schools, this immaculately presented detached home has accommodation comprising: Entrance hall, Living Room, Dining Room, Kitchen Diner, Ground Floor W.C., Four double Bedrooms, Master having a four piece En-Suite, Four piece Family Bathroom, Double Garage, driveway and garden to the front and a private, good sized garden to the rear. EPC Rating - C. Council Tax Band - E. Freehold.

Entrance

Double glazed front door into Entrance Hall

Entrance Hall

15'3" max x 8'7" max (4.67 max x 2.62 max)

A light and bright welcoming reception with turning staircase leading to the first floor with useful storage cupboard beneath, courtesy door into the Double Garage and further doors to the Living Room, Dining Room, Kitchen Diner and Ground Floor W.C.



Ground Floor W.C.

8'7" x 3'2" (2.64 x 0.99)

Fitted with a two Piece suite comprising: W.C. and pedestal wash basin, tiled floor and UPVC double glazed window to the rear elevation.

Dining Room

14'9" x 12'2" (4.50 x 3.71)

A well proportioned reception room having uPVC double glazed leaded light effect bow window to the front elevation and door leading to the Kitchen Diner.

Kitchen Diner

17'7" x 14'4" (5.38 x 4.39)

A spacious Kitchen Diner being fitted with a good range of wall, base and drawer units with under-unit lighting, central island unit with integral breakfast bar and additional storage, work surfaces with inset stainless steel sink and drainer, tiled splashbacks, Integrated appliances include: Neff five ring gas hob with central wok burner and Neff extractor over and double oven. there is space and plumbing for a dishwasher, space for free standing fridge freezer, space and plumbing for washing machine and space for a tumble drier. Television point, Karndean flooring and two uPVC double glazed windows and stable door leading out into the Rear Garden.

Living Room

18'9" x 16'2" (5.72 x 4.95)

A bright primary reception room with uPVC double glazed windows to three elevations including large double glazed sliding patio door leading out into the Rear Garden. Feature fireplace with marble hearth and back, inset gas coal effect fire and timber surround and mantle and television point.

Landing

UPVC double glazed window to the front elevation, built in airing cupboard and doors to the Bedroom and bathroom accommodation.

Master Bedroom

16'11" x 12'4" (5.18 x 3.78)

A generous Master Bedroom Suite with uPVC double glazed windows to the front and side elevations, television point and door to the En-Suite.

En-Suite

12'7" x 5'10" (3.86 x 1.80)

Fitted with a four piece suite comprising: Quadrant shower enclosure with curved sliding glass screen and wall mounted Mira Sport electric shower, panel bath with chrome mixer tap and integrated shower handset, W.C. and pedestal wash basin. Tiled floor and splashbacks, shaver point and uPVC double glazed windows to the rear and side elevations.

Bedroom Two

16'2" x 12'2" (4.95 x 3.73)

Another good sized double bedroom having uPVC double glazed window to the front elevation.

Bedroom Three

10'11" x 12'4" (3.33 x 3.78)

A further double bedroom having uPVC double glazed window to the rear elevation.

Bedroom Four

11'6" x 9'1" (3.51m x 2.77m)

A further double bedroom having uPVC double glazed window to the rear elevation.

Family Bathroom

9'1" x 8'9" (2.77 x 2.69)

Fitted with a four piece suite comprising: Double ended bath with centrally mounted mixer tap and integral shower handset, separate large walk-in shower area with glass screen, mosaic tiled floor and enclosure, chrome mixer tap with integrated shower handset and rose over, W.C. and vanity unit with inset wash basin, Oak effect laminate flooring, towel radiator, shaver point and UPVC double glazed window to the rear elevation.

Double Garage

16'4" x 15'8" (5 x 4.80)

Twin up and over garage doors, power and light and housing the Worcester Bosch gas central heating boiler.



Outside to the Front

The property sits back from the road with a driveway providing off street parking, shaped lawn and well stocked borders. There is a timber pedestrian gate accessing the Rear Garden.

Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a good sized shaped lawn. The Rear Garden offers a sunny and private aspect being just off Westerly facing.

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, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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
Approx. 109.8 sq. metres (1181.8 sq. feet)



First Floor
Approx. 96.6 sq. metres (1039.4 sq. feet)



Total area: approx. 206.4 sq. metres (2221.3 sq. feet)
Ashtree House, 20 Barkestone Lane, Bottesford

