



Winterbeck Close,  
Bottesford, NG13 0ET





**Winterbeck Close,  
Bottesford, NG13 0ET  
£455,000**

Offered to the market is this immaculately presented, extended, four bedroom home. Located down a quiet cul-de-de-sac within the popular Village of Bottesford enjoying a good array of local amenities and desirable school catchments. Accommodation comprises: Entrance Hall, Ground Floor W.C., spacious Living Room with log burner, fitted Kitchen opening through to the Dining Area and Orangery styled Garden Room with under floor heating, Utility Room, four Bedrooms, Master having En-Suite, four piece Family Bathroom, half Garage for storage, landscaped private Rear Garden and driveway to the front providing off street parking. EPC Rating - D Council Tax Band - E. Freehold.

**Entrance Hall**

A welcoming reception having composite front door with glazed side panels, solid Oak flooring, stairs rising to the first floor, white panel doors to the Ground Floor W.C. and Living Room and white wooden and glazed door to the Kitchen.

**Ground Floor W.C.**

Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the solid Oak flooring and uPVC double glazed window to the front elevation.





### Living Room

12'0" x 22'9" (3.66 x 6.94)

A light and bright spacious reception room with uPVC double glazed windows to the front and rear elevations, television point and feature log burning stove set onto a stone hearth with wooden mantel over.

### Kitchen Area

9'2" x 19'11" (2.81 x 6.09)

Another light filled room with uPVC double glazed windows to the front and rear elevations, composite stable door to the rear Garden, opening through to the Dining Area, white panel door to the Utility Room and being fitted with a good range of base and wall mounted units with solid wooden work surface, inset ceramic sink and drainer, built-in fridge, built-in dishwasher, space for range cooker with extractor fan over and tiled flooring.

### Dining Area

10'5" x 9'5" (3.19 x 2.89)

Continuation of the tiled flooring and opening through to the Orangery styled Garden Room.

### Orangery Styled Garden Room

12'11" x 11'4" (3.95 x 3.46)

A lovely addition to the property is this light filled Orangery styled Garden Room with glass roof, continuation of the tiled flooring with under floor heating and French doors leading out to the Rear Garden.

### Utility Room

9'3" x 8'10" (2.84 x 2.70)

Fitted with a good range of base and wall mounted units with solid wooden work surface, inset sink and drainer, space and plumbing for washing machine, space for further under counter appliance, space for full sized fridge freezer, continuation of the tiled flooring, uPVC double glazed window to the side elevation, composite stable door to the Rear Garden and cupboard housing the gas central heating boiler.

### Landing

White panel door to the Bedroom and Bathroom accommodation and airing cupboard housing the hot water cylinder.

### Master Bedroom

13'4" x 11'10" (4.07 x 3.62)

UPVC double glazed window to the front elevation, built-in wardrobes, television point and white panel door to the En-Suite.

### En-Suite

6'11" max x 6'4" max (2.13 max x 1.95 max)

Fitted with a three piece suite comprising: W.C., wash basin and fully tiled shower cubicle with chrome shower, tiled flooring and uPVC double glazed window to the front elevation.

### Bedroom Two

9'3" max x 11'9" max (2.83 max x 3.60 max)

UPVC double glazed window to the rear elevation.

### Bedroom Three

9'0" x 12'4" (2.76 x 3.78)

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

### Bedroom Four

6'9" x 10'0" (2.06 x 3.05)

UPVC double glazed window to the rear elevation.

### Family Bathroom

9'3" x 7'1" (2.82 x 2.18)

Fitted with a four piece suite comprising: W.C., wash basin, fully tiled shower cubicle with chrome shower and panel bath with traditional styled mixer tap and shower rinser, wood effect tiled flooring and uPVC double glazed window to the front elevation.

### Half Garage

Ideal for storage and has garage door to the front elevation.





### Rear Garden

A beautifully landscaped, Southerly facing garden with a good sized patio area ideal for entertaining and alfresco dining, shaped lawn with mature planted borders and pedestrian access leading to the front.

### Outside to the Front

The front garden is laid to lawn with inset tree and well stocked borders and 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, 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.

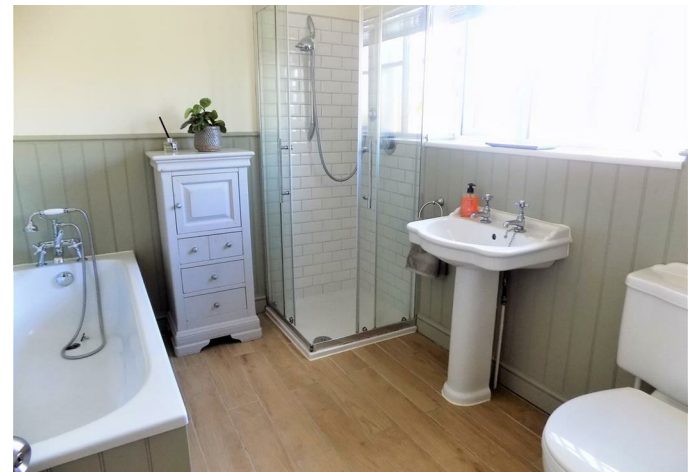
### Note

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**

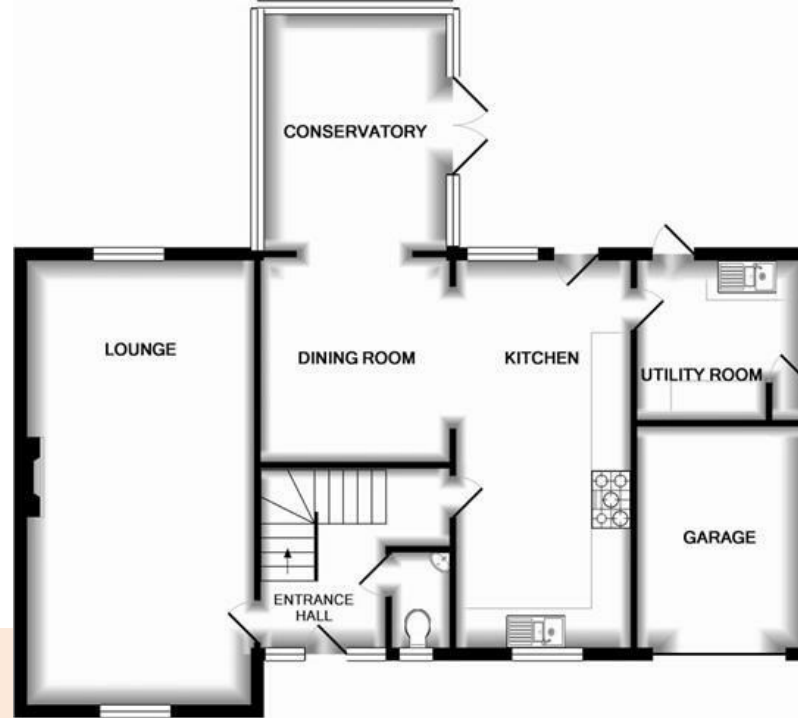
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

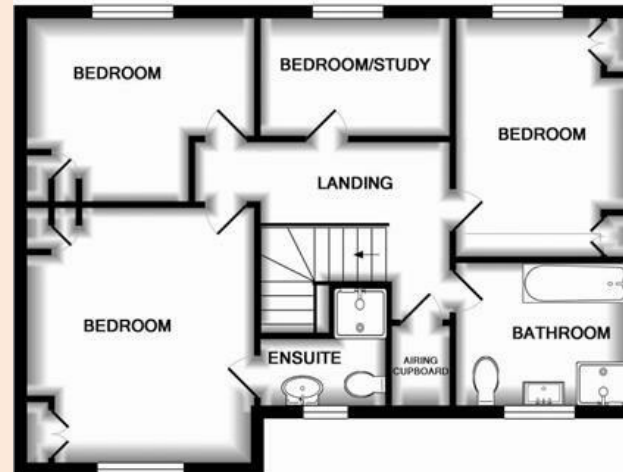
**Environmental Impact (CO<sub>2</sub>) Rating**

	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>		

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GROUND FLOOR  
APPROX. FLOOR  
AREA 944 SQ.FT.  
(87.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 648 SQ.FT.  
(60.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1592 SQ.FT. (147.9 SQ.M.)

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 as to their operability or efficiency can be given  
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