



Beacon View,  
Bottesford, NG13 0EU

 **NEWTON  
FALLOWELL**



## Beacon View, Bottesford, NG13 0EU Asking Price £475,000

Offered to the market is this spacious, five bedroom, detached family home. Located down a quiet cul-de-sac within the popular village of Bottesford enjoying an array of local amenities, train and road links and desirable school catchments. Accommodation comprises: Entrance hall, living room, dining room with feature curved bay window, modern kitchen, ground floor W.C., home office, five bedrooms, master having en-suite, four piece family bathroom, detached double garage, landscaped gardens and driveway providing off street parking for several vehicles. EPC Rating - C. Council Tax Band - E. Freehold.

### Entrance

UPVC double glazed front door into Entrance Hall.

### Entrance Hall

A light and bright welcoming reception with white panel doors to the Ground Floor W.C., good sized storage cupboard and Ground Floor Home Office and white and glazed interior French doors to the Living Room and Dining Room, wood effect laminate flooring and having stairs rising to the first floor with good sized under stairs storage cupboard.





### Ground Floor W.C.

Fitted with a two piece contemporary suite comprising: W.C. and wash basin, tiled flooring, tiling to walls and uPVC double glazed window to the side elevation.

### Ground Floor Home Office

8'2" x 9'1" (2.50 x 2.78)

UPVC double glazed window to the front elevation.

### Living Room

11'6" max x 22'0" max (3.52 max x 6.71 max)

A light filled primary reception room with uPVC double glazed bay window to the front elevation and double glazed patio doors leading out to the Rear Garden, television point and feature electric stove.

### Dining Room

17'3" max x 9'8" max (5.27 max x 2.95 max)

Feature curved uPVC double glazed, walk-in bay window to the Rear Garden, television point and white doors to the Kitchen.

### Kitchen

10'4" max x 16'5" max (3.17 max x 5.02 max)

Fitted with contemporary grey, high gloss base and wall mounted units with marble effect work surface over, inset sink and drainer, space and plumbing for dishwasher, space for range cooker, space for American style fridge freezer, space and plumbing for washing machine and tumble dryer, built-in larder cupboard, cupboard housing the gas central heating boiler, light wood effect laminate flooring, uPVC double glazed window over looking the Rear Garden and double glazed door to the side elevation.

### Landing

UPVC double glazed window to the front elevation, white panel doors to the Bedroom and Bathroom accommodation, storage cupboard and airing cupboard.

### Master Bedroom

11'10" x 10'8" (3.63 x 3.26)

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

### En-Suite

4'0" x 8'7" (1.24 x 2.63)

Fitted with a three piece suite comprising: W.C., wash basin set into a vanity storage units and shower cubicle with chrome shower over, heated towel rail, tiled flooring, tiling to wet areas and uPVC double glazed window to the rear elevation.

### Bedroom Two

11'3" max x 10'11" max (3.43 max x 3.33 max)

UPVC double glazed window to the rear elevation and television point.

### Bedroom Three

11'3" max x 8'2" max (3.43 max x 2.50 max)

UPVC double glazed window to the front elevation, built-in wardrobe and television point.

### Bedroom Four

8'5" x 9'1" (2.59 x 2.77)

UPVC double glazed window to the front elevation.

### Bedroom Five

6'1" x 7'7" (1.86 x 2.32)

UPVC double glazed window to the side.

### Family Bathroom

8'4" x 6'9" (2.56 x 2.08)

Fitted with a four piece contemporary suite comprising: W.C. wash basin set into a vanity storage unit, corner bath with mixer tap and rinser and shower cubicle with chrome shower over, heated towel rail, tiling to wet areas, tiled flooring and uPVC double glazed window to the rear elevation.



### Double Garage

17'0" x 16'2" (5.19 x 4.95 )

Two garage doors to the front elevation, light and power and the rear corner has been partitioned off to provide a workshop area with uPVC double glazed window to the side elevation.

### Rear Garden

There is a good sized patio area ideal for entertaining and alfresco dining leading on to a shaped lawn with mature planted borders, further seating area to the rear and pedestrian access leading to the front of the property through a wrought iron gate.

### Outside to the Front

There is a good sized 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.

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.

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) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Double Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

t: 01949839839

e: [bingham@newtonfallowell.co.uk](mailto:bingham@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



