



Bowbridge Gardens,
Bottesford, NG13 0AZ

 **NEWTON**
FALLOWELL

**Bowbridge Gardens,
Bottesford, NG13 0AZ
£270,000**

Offered to the market is this Detached, Three Bedroom Family Home. Located within the popular Village of Bottesford and requiring a degree of modernisation, this competitively priced home offers accommodation comprising: Porch, Entrance Hall, Living / Dining Room, Kitchen opening through to the Conservatory, Three Bedrooms, Family Bathroom, Garage, Gardens and Driveway providing off street parking. EPC Rating - E. Council Tax Band - C. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door into Entrance Porch.

Entrance Porch

Internal door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor with under stairs cupboard, further storage cupboard, uPVC double glazed window to the side elevation and internal doors to the Kitchen and Living / Dining Room.

Living / Dining Room

11'1" max x 24'8" max (3.39 max x 7.52 max)

A light and bright Reception Room with uPVC double glazed window to the front elevation, and Patio doors leading out to the Rear Garden and feature fireplace with back boiler.

Kitchen

7'10" x 10'9" (2.39 x 3.29)

Fitted with a range of Pine base and wall mounted units with work surface over, inset sink and drainer, space for free standing cooker with extractor fan over, space and plumbing for dishwasher, built-in fridge freezer and open through to the Conservatory.

Conservatory

9'8" max x 9'9" max (2.97 max x 2.99 max)

UPVC double glazed construction with French doors leading out to the Rear Garden.

Landing

UPVC double glazed window to the side elevation and interior doors to the Bedroom and Bathroom accommodation and storage cupboard.

Bedroom One

9'6" max x 14'6" max (2.91 max x 4.42 max)

UPVC double glazed window to the front elevation.

Bedroom Two

9'7" max x 11'5" max (2.93 max x 3.50 max)

UPVC double glazed window to the rear elevation.

Bedroom Three

8'5" max x 7'7" max (2.57 max x 2.32 max)

UPVC double glazed window to the front elevation.

Bathroom

5'8" x 8'3" (1.75 x 2.52)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath with shower over and uPVC double glazed window to the rear elevation.

Garage

9'10" x 19'6" (3.00 x 5.95)

Garage door to the front elevation, uPVC double glazed window and door to the side elevation and wooden window to the rear elevation, light5 and power.

Outside to the Front

There is a lawned Front Garden with inset shrubs and trees and a driveway providing off street parking leading to the Garage and pedestrian access to the Rear Garden.

Rear Garden

There is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with shrub planted borders.



Agents Note

This property has mains gas central heating with back boiler, mains drains, water and electric. There is broadband in the area and mobile phone signal.

Medium 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.

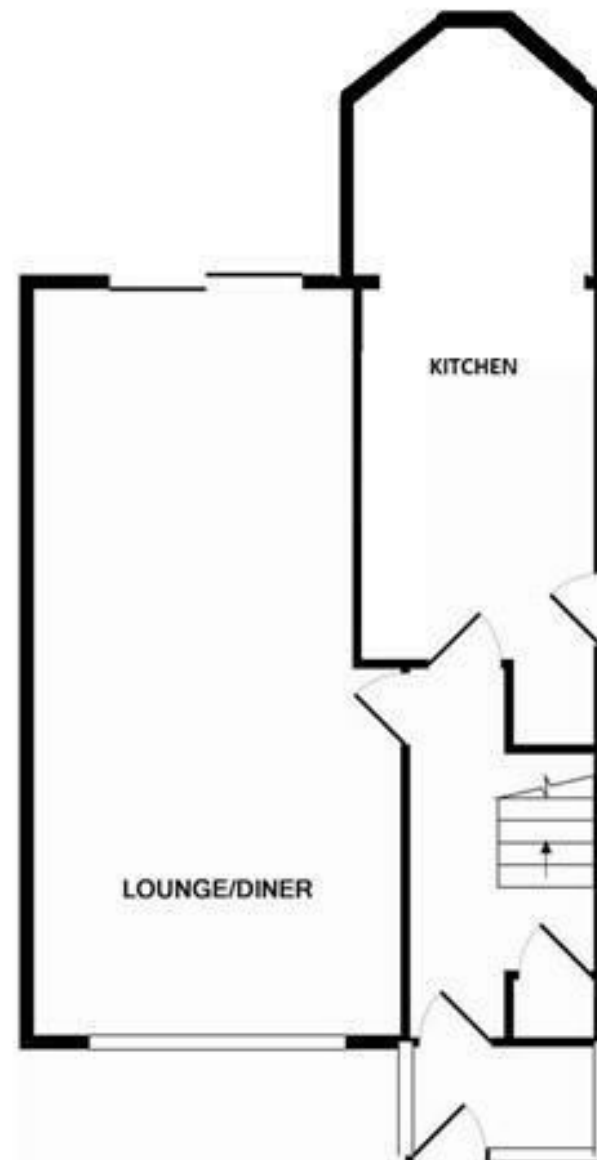
Note

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.

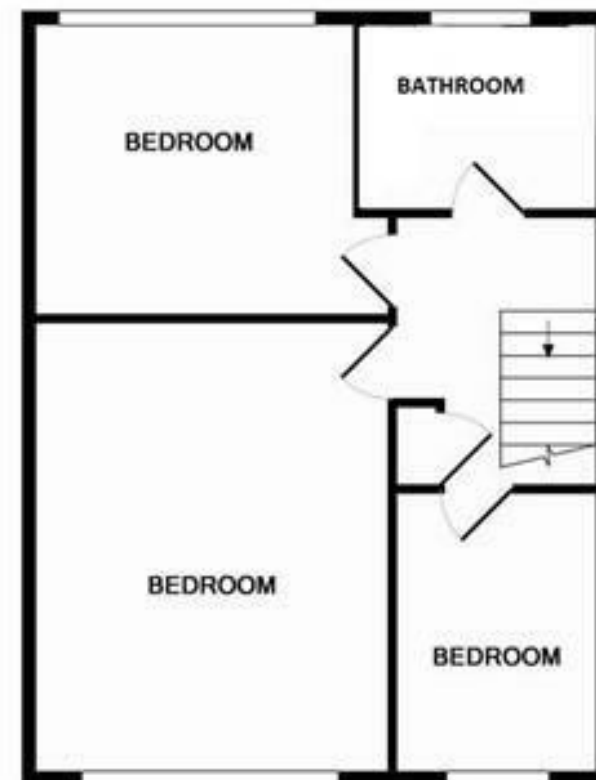
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this 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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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 as to their operability or efficiency can be given.

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