



Pinfold Lane,  
Bottesford, NG13 0AR



## Pinfold Lane, Bottesford, NG13 0AR £550,000

Offered to the market is this extended, 5 Bedroom, 1930's Detached Home. Located on a corner plot measuring approximately just over a quarter of an acre and set within the desirable Village of Bottesford. Accommodation comprises: Porch, Entrance Hall, Two Reception Room, spacious Open Plan Kitchen Diner, Utility Room, Ground Floor Shower Room, Five Bedrooms, Family Bathroom, an array of Outbuildings, landscaped Gardens and driveway providing off-street parking for several vehicles. EPC Rating - C. Council Tax Band - E. Freehold.

### Porch

UPVC double glazed French doors into Porch, tiled flooring and solid wooden door with feature stained glass panel and windows into Entrance Hall.

### Entrance Hall

A lovely welcoming reception with stairs rising to the first floor, solid wooden flooring, solid wooden doors to the Reception Rooms, Ground Floor Shower Room and sold wooden and glazed door into Kitchen Diner.

### Reception Room One

11'1" max x 15'8" max (3.39 max x 4.78 max )

A light and bright Reception Room with uPVC double glazed bay window to the front elevation, television point and solid wooden flooring. The vendors are currently using this room as another bedroom.



### Reception Room Two

11'3" x 12'5" (3.44 x 3.79)

UPVC double glazed French doors leading out to the Rear Garden, television point and feature log burning stove.

### Ground Floor Shower Room

A contemporary Shower Room with W.C. wash basin set into a vanity storage unit and shower cubicle with chrome shower over, heated towel rail and tiled flooring.

### Kitchen Diner

22'11" 45'11" max x 16'3" max (7.14 max x 4.96 max)

A spacious L-Shaped Living Kitchen being fitted with a good range of base and wall mounted units with work surface over, space for fridge freezer, space for electric range cooker, built-in dishwasher, inset sink and drainer, built-in ironing board cupboard, wood effect Karndean flooring and uPVC double glazed windows to the front, side and rear elevations and uPVC double glazed door to the Utility Room.

### Utility Room

6'5" max x 17'4" max (1.97 max x 5.29 max)

A useful addition to the property being fitted with base units with work surface over, inset sink and drainer, tiled flooring and uPVC double glazed windows and door to the Rear Garden.

### Landing

A split landing with steps up to the left and right.

### Master Bedroom

11'6" max x 16'0" max (3.51 max x 4.90 max)

UPVC double glazed bay window to the front elevation.

### Bedroom Two

11'1" x 12'1" (3.40 x 3.70)

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

### Bedroom Five

8'9" max x 7'10" max (2.67 max x 2.40 max)

UPVC double glazed window to the front elevation.

### Family Bathroom

9'3" x 8'0" (2.83 x 2.44)

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

### Bedroom Three

14'6" x 7'6" (4.43 x 2.29)

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

### Bedroom Four

11'3" x 8'4" (3.45 x 2.55)

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

### Outbuildings

All with light and power.

### Outside

This property sits fairly centrally on its plot measuring approximately just over a quart of an acre. There is an enclosed garden to the rear laid mainly to lawn with pedestrian gate leading round to the front elevation. There is an array of Outbuildings and a feature wall with gate accessing the driveway where there is ample off street parking and wrought iron vehicle gates.

### Agents Note

This property has mains gas central heating, with the boiler being in the loft, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

This property has solar panels - that are owned and have PV 4.5kw - feed in tariff - installed May 2013 - fully operational - south facing

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

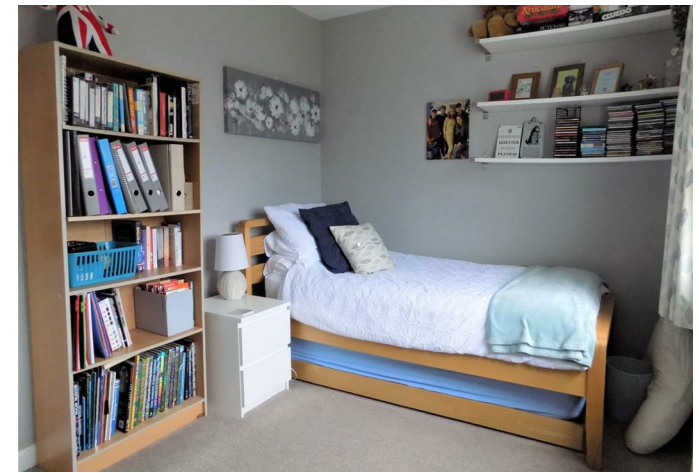
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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



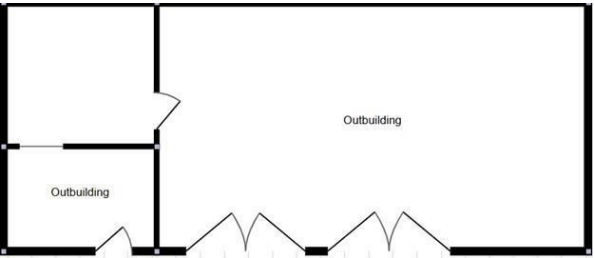
Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





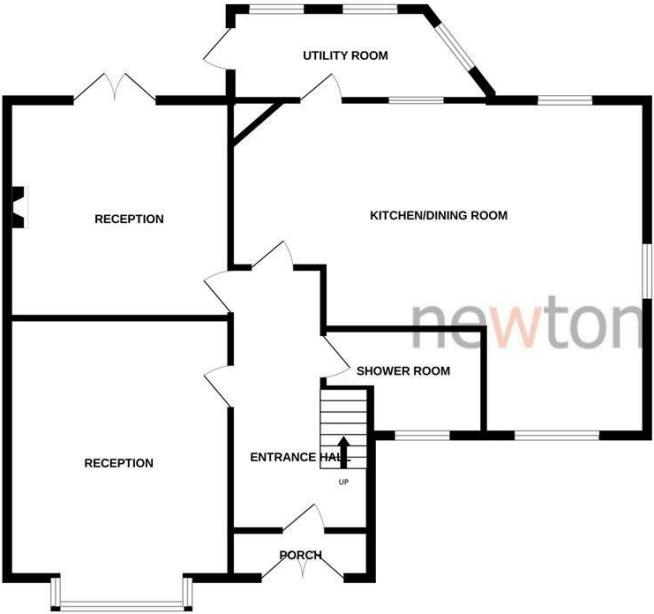


| Energy Efficiency Rating                                                          |           |                         |                         |
|-----------------------------------------------------------------------------------|-----------|-------------------------|-------------------------|
|                                                                                   | Current   | Potential               |                         |
| Very energy efficient - lower running costs                                       |           |                         |                         |
| (92 plus) <b>A</b>                                                                | <b>75</b> | <b>85</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 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 |
|  |           |                         |                         |



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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