



Spire View,
Bottesford, NG13 0FL



Spire View, Bottesford, NG13 0FL £495,000

Offered to the market is this spacious, Detached, Four Bedroom Home. Located down a quiet cul-de-sac within the popular Village of Bottesford offering an array of local amenities, desirable school catchments and good road and rail links. Accommodation comprises: Entrance Hall, Ground Floor W.C., Family Room, Living Room, contemporary Open Plan Kitchen / Diner, Utility Room, Four Double Bedrooms, Master having En-Suite, Family Bathroom, Double Garage with Home Office above, landscaped Gardens and driveway providing off street parking for several vehicles. EPC Rating - TBC. Council Tax Band - E. Freehold.

Entrance Hall

A lovely welcoming Reception with Karndean flooring, Stairs rising to the first floor and doors to the Ground Floor W.C., Family Room, Living Room and Open Plan Kitchen Diner.

Ground Floor W.C.

6'6" max x 5'8" (2.00 max x 1.75)

Fitted with a contemporary two piece suite comprising: W.C. and wall mounted vanity unit with inset wash basin, vanity units with oak surface over, tiled floor and splashbacks and UPVC obscure double glazed window to the side elevation.



Family Room

10'7" x 8'5" (3.23 x 2.59)

A versatile Second Reception Room having UPVC double glazed window to the front elevation.

Living Room

19'1" max x 12'0" (5.84 max x 3.66)

A well proportioned Primary Reception Room having UPVC double glazed, walk-in bay window to the front elevation, feature chimney breast with contemporary fire, television point and double doors leading through into the Open Plan Kitchen Diner.

Open Plan Kitchen Diner

20'4" x 11'1" (6.20 x 3.40)

Replaced by the current owners this contemporary Kitchen offers base and wall mounted units with work surface over, integral breakfast bar, inset sink and drainer unit, Integrated appliances include: Bosch combination microwave and separate double oven, integral dishwasher, fridge and freezer, Neff induction hob with stainless steel and glass chimney hood over, Karndean flooring, contemporary radiator, UPVC double glazed window and bi-fold patio doors into the Rear Garden and door to the Utility Room.

Utility Room

7'1" x 5'1" (2.18 x 1.55)

Fitted with a good range of contemporary units with inset sink, space and plumbing for washing machine, concealed wall mounted gas central heating boiler, continuation of the Karndean flooring, part glazed exterior door leading to the Rear Garden and and further door leading to the Walk-In Pantry providing excellent storage with shelving, cloaks hanging space and wall mounted electrical consumer unit.

Landing

A light and bright L shaped landing having UPVC double glazed window to the side elevation, built-in airing cupboard housing the hot water system. loft hatch with ladder providing access to the boarded out loft space having power and light and doors to the Bedroom and Bathroom accommodation.

Master Bedroom

15'1" x 11'6" (4.62m x 3.51m)

A spacious Master Bedroom offering built-in fitted furniture with full height wardrobes, UPVC double glazed window to the front elevation and door to the En-Suite.

En-Suite

8'9" x 4'0" max (2.69m x 1.22m max)

A beautifully appointed En-Suite being fitted with a contemporary three piece suite comprising: Shower enclosure with wall mounted chrome shower mixer with independent handset over, vanity unit with inset wash basin with chrome mixer tap and W.C. Chrome contemporary towel radiator, tiled floor and walls, wall mounted shaver point, extractor fan and UPVC obscure double glazed window to the side elevation.

Bedroom Two

14'2" x 8'5" (4.32m x 2.59m)

A good sized Double Bedroom having built in full height wardrobes with alcove to the side and two UPVC double glazed windows to the front elevation.

Bedroom Three

3.51m max x 3.18m

Another Double Bedroom with built-in full height wardrobes and UPVC double glazed window to the rear elevation.

Bedroom Four

10'7" x 9'8" max (3.25m x 2.97m max)

A further Double Bedroom with built-in full height wardrobes and UPVC double glazed window to the rear elevation.



Family Bathroom

6'9" x 6'9" (2.08m x 2.06m)

A beautifully appointed Family Bathroom having a three piece contemporary white suite comprising: Panel bath with chrome mixer tap with integrated shower handset and glass screen, W.C. and pedestal wash hand basin with chrome mixer tap, fully tiled walls and floor, chrome contemporary towel radiator, wall mounted shaver point and UPVC obscure double glazed window to the rear elevation.

Detached Double Garage

4.88m x 5.28m max

Up and over garage door, power and light, courtesy door to the side elevation with external spiral staircase giving access to the Home Office above.

Home Office

15'5" x 14'7" (4.70m x 4.47m)

Ideal for a Home Office this space could also be ideal for a Games Room or Gym with UPVC double glazed door, power and light, part pitched ceiling, UPVC double glazed dormer window to the front and electric heating.

Outside to the Front

The Front Garden is mainly laid to lawn with raised borders along the perimeter of the driveway providing off street parking for several vehicles, courtesy gate giving access into a generous space to the side of the house with paved area for low maintenance, lawn and raised decking with useful storage area to the rear of the Garage and access to the Rear Garden.

Rear Garden

The Rear Garden enjoys a Southerly aspect, being mainly laid to lawn with shaped borders well stocked with established trees and shrubs and large paved terrace ideal for entertaining and alfresco dining.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

The property has solar panels, these are leased.

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		
(81-91) B		
(69-80) C		
(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 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		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



