



Riverside Walk,  
Bottesford, NG13 0AT





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£485,000

Offered to the market is this spacious, Four Double Bedroom, Detached Family Home. Located down a quiet cul-de-sac with a long private driveway within the desirable village of Bottesford, just a short walk away from the local amenities. Accommodation comprises: Generous Entrance Hall, Office, Ground Floor W.C., Dining Room, modern Kitchen Diner, light and bright Living Room, Four Double Bedrooms, Master having En-Suite, Family Bathroom, Double Garage, private Rear Garden and driveway to the front offering off street parking for several vehicles. EPC Rating - C. Council Tax Band - D. Freehold. No Upward Chain.





### Entrance Hall

A generous reception with UPVC double glazed front door, stairs rising to the first floor, built-in storage cupboard, doors to the ground floor accommodation and fire door into the Double Garage.

### Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, door to the Office and wooden window.

### Double Garage

17'5" x 18'5" (5.31 x 5.62)

Widows to the side elevation, electric garage doors to the front, light and power.

### Office

11'11" x 6'11" (3.65 x 2.12)

Wood effect laminate floor and double glazed window.

### Kitchen Diner

9'11" x 19'6" (3.03 x 5.95)

Fitted with a contemporary range of Sage Green base units, white wall units and Quartz effect work tops, inset sink, space for Cooker, fridge freezer and microwavable oven, built-in wine rack and dishwasher, space and plumbing for washing machine, wall mounted air-conditioning unit, wall mounted gas central heating boiler, tiled flooring uPVC double glazed door to the side elevation and uPVC double glazed window to the rear elevation.

### Dining Room

10'11" x 10'4" (3.33 x 3.15)

UPVC double glazed patio doors leading out to the Rear Garden and double internal doors leading to the Living Room.

### Living Room

13'6" x 25'11" max (4.14 x 7.92 max)

A light and bright, spacious primary reception room with uPVC double glazed walk-in box bay window to the front elevation and double glazed patio doors to the Rear Garden, television point and feature fireplace.

### Landing

UPVC double glazed window, wooden doors to the Bedroom and Bathroom accommodation and airing cupboard and having loft hatch.

### Master Bedroom

13'11" max x 13'6" max (4.25 max x 4.12 max)

UPVC double glazed window to the rear elevation, wall mounted air-conditioning unit and door to the En-Suite.

### En-Suite

4'3" x 7'10" (1.32 x 2.40)

Fitted out as a wet room with W.C. and wash basin set into a vanity storage unit and having walk-in shower area with chrome shower. Tiling to wet areas, vertical heated towel rail and uPVC double glazed window to the rear elevation.

### Bedroom Two

13'6" max x 11'3" max (4.12 max x 3.45 max)

UPVC double glazed walk-in box bay window to the front elevation.

### Bedroom Three

10'5" x 11'3" (3.18 x 3.43)

UPVC double glazed window to the rear elevation.

### Bedroom Four

10'5" x 10'9" (3.18 x 3.30)

UPVC double glazed window to the front elevation.

### Family Bathroom

7'11" x 7'4" (2.42 x 2.24)

Fitted with a three piece suite comprising: W.C. panel bath and wash basin set into a vanity storage unit, uPVC double glazed window to the rear elevation and having cushion flooring.

### Rear Garden

The Rear Garden is laid mainly to lawn with a patio area ideal for entertaining and alfresco dining, there is a decked area to the side elevation and pedestrian access leading to the front.





### Outside to the Front

Outside to the front there is a long 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.

This property is a probate sale and probate has been granted.

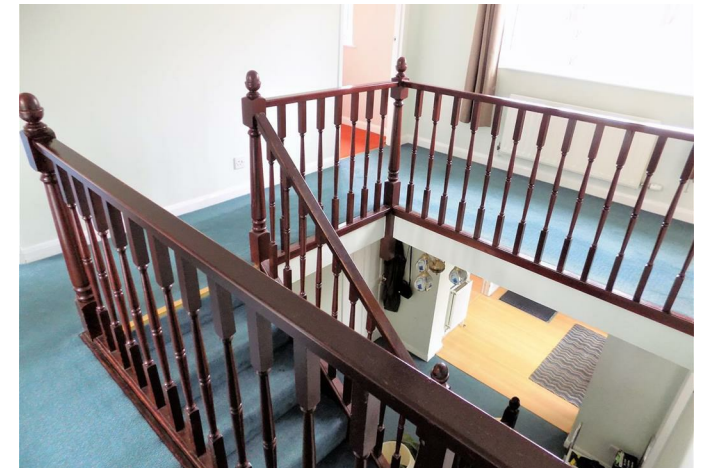
Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(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		

