



Walnut Road,
Bottesford, NG13 0AY

 **NEWTON
FALLOWELL**

Walnut Road,
Bottesford, NG13 0AY
£290,000

Offered to the market is this Three Bedroom, Detached Home, situated down a quiet cul-de-sac in the popular village of Bottesford close to local amenities and desirable schools. Accommodation comprises: Entrance Hall, Living Room, Kitchen Diner, Conservatory, Three Bedrooms, Shower Room, Garage with driveway in front and landscaped Gardens. EPC Rating- C. Council Tax Band – D. Freehold.



Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Wood effect laminate flooring, solid wooden doors to the Living Room and Kitchen Diner and stairs rising to the first floor.

Living Room

15'2" max x 14'11" max (4.63 max x 4.55 max)

UPVC double glazed windows to the front and side elevations and television point.

Kitchen Diner

9'0" x 14'10" (2.76 x 4.54)

Fitted with a good range of Shaker style base and wall mounted units with work surface over, space for fridge freezer, built-in appliances to include: Dishwasher, washing machine, electric fan assisted oven and grill, four ring gas hob with extractor fan over and inset circular sink and drainer. UPVC double glazed windows to the front and side elevations, solid wooden door to the Conservatory and wood effect flooring.

Conservatory

8'10" max x 12'1" max (2.70 max x 3.69 max)

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

Landing

UPVC double glazed window to the rear elevation and doors to the first floor accommodation.

Shower Room

Fitted with three piece suite comprising: W.C and wash basin set into a vanity storage unit and fully tiled shower cubicle with chrome shower over, uPVC double glazed window, tiling to floor and walls, heated towel rail and cupboard housing the gas central heating boiler.

Bedroom One

10'7" max x 12'3" max (3.24 max x 3.74 max)

UPVC double glazed window to the front elevation.

Bedroom Two

10'5" x 8'7" (3.18 x 2.64)

UPVC double glazed window to the front elevation.

Bedroom Three

7'8" x 6'5" (2.35 x 1.97)

UPVC double glazed window to the side elevation.

Garage

Garage door to the front, light and power.

Outside

The Rear Garden has been beautifully landscaped to provide a patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with flourishing borders and a further covered seating area. There s also a timber gate giving access to the driveway and front of the property.



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		
(81-91) B		
(69-80) C	74	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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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