

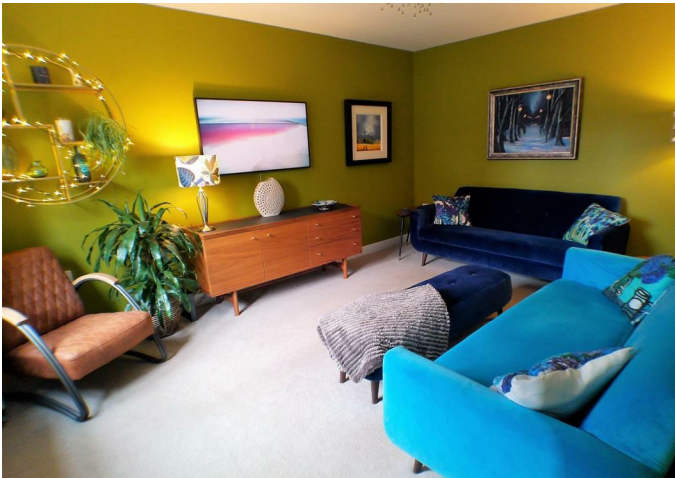


Calcraft Drive,
Bottesford, NG13 0HY



Calcraft Drive,
Bottesford, NG13 0HY
£375,000

Offered to the market is this versatile, Three Double Bedroom, Three bathroom Detached Home. Located on a quiet cul-de-sac within the desirable village of Bottesford, being built in 2022 and having the benefit of still being under the 10 years builders guarantee with accommodation comprising: Entrance Hall, Living Room, Ground Floor Shower Room, Ground Floor Bedroom, open plan Living / Kitchen / Diner, Two further Double Bedrooms to the first floor with the Master having En-Suite Bathroom and Dressing Room and the second one having En-Suite Shower Room, Garage, landscaped Rear Garden and driveway providing off street parking. Freehold. EPC Rating - B. Council Tax Band - D. No Upward Chain.



Entrance

Front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with Amtico flooring, stairs rising to the first floor, uPVC double glazed window to the front elevation, white wooden doors to the Ground Floor accommodation and good sized storage cupboard.

Living Room

11'5" x 14'11" (3.48 x 4.55)

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

Open Plan Living / Kitchen / Diner

9'5" x 29'1" (2.88 x 8.89)

A spacious light and bright open plan room with the kitchen being fitted with a contemporary range of base and wall mounted units with wood effect work surface over, inset sink and drainer, built-in double electric fan assisted oven and grill, four ring gas hob with extractor fan over, built-in washing machine, built-in dishwasher and built-in fridge freezer. Continuation of the Amtico flooring, cupboard housing the gas central heating boiler, two uPVC double glazed windows to the rear elevation and uPVC double glazed French doors with side panels leading out to the Rear Garden.

Ground Floor Bedroom / Further Reception Room

11'4" max x 10'11" max (3.46 max x 3.34 max)

This flexible space is currently arranged as a study but can easily serve as a third bedroom or an additional reception room, catering to a variety of needs with uPVC double glazed window to the front elevation.

Ground Floor Shower Room

6'6" x 6'5" (1.99 x 1.96)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and fully tiled shower cubicle with chrome shower over and continuation of the Amtico flooring.

Landing

White wooden doors to Bedroom two and Master Bedroom Suite.

Master Bedroom Suite

13'11" max x 15'1" max (4.25 max x 4.60 max)

A spacious Master Bedroom Suite having uPVC double glazed walk-in dormer window to the front elevation, built-in Hammond wardrobes and doors to the Dressing Room and En-Suite Bathroom.

Dressing Room / Nursery

5'9" x 10'8" (1.76 x 3.26)

Double glazed Skylight window.

En-Suite Bathroom

5'6" x 9'10" (1.70 x 3.00)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and panel bath with shower over, tile effect flooring, heated towel rail and double glazed Skylight window.

Bedroom Two

11'3" max x 15'3" max (3.43 max x 4.67 max)

UPVC double glazed walk-in dormer window to the front elevation, loft hatch and white wooden door to the En-Suite Shower Room.

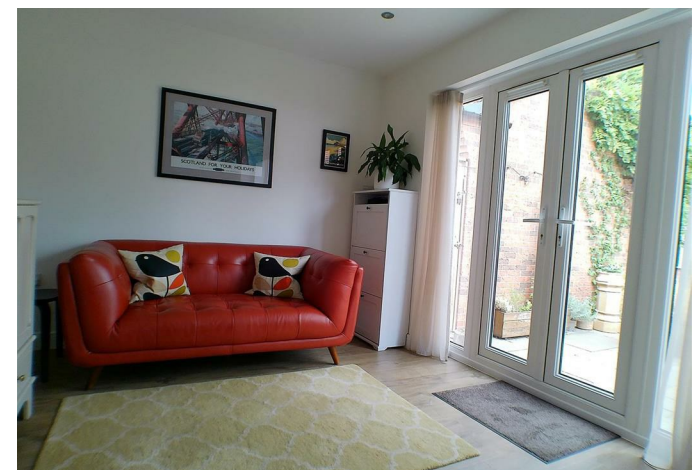
En-Suite Shower Room

5'10" max x 7'11" max (1.78 max x 2.43 max)

Fitted with a three piece white suite comprising: W.C., wash basin and fully tiled shower cubicle with chrome shower over, heated towel rail, tile effect flooring and double glazed Skylight window.

Garage

Garage door to the front and light and power.



Rear Garden

Beautifully landscaped with a good sized patio area ideal for entertaining and alfresco dining, gravel areas with inset stepping stones, raised beds with mature planting, outside tap, power point and lighting and pedestrian gate accessing the driveway.

Outside to the Side

There is a further area to the side of the property which is mainly laid to lawn with mature planted borders

Outside to the Front

The front garden has been laid to gravel with attractive hedging and there is a driveway to the side providing off street parking and leading to the Garage.





Agents Note

This property was built in 2022 and had a 10 year builders guarantee

There is a small annual charge for the estate's green spaces to be maintained which is £140 plus VAT per year.

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#>

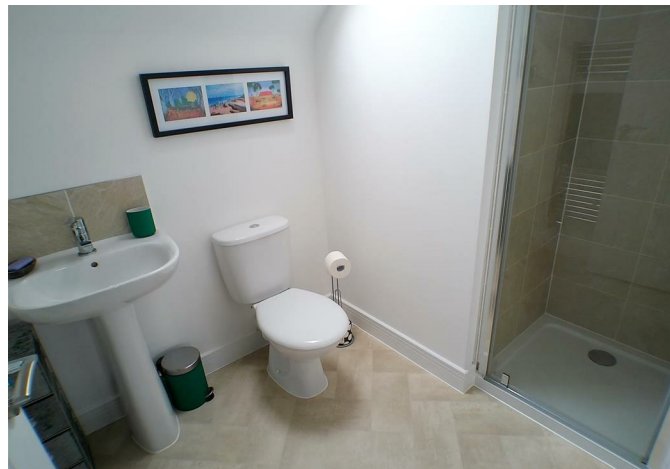
Money Laundering Regulations

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

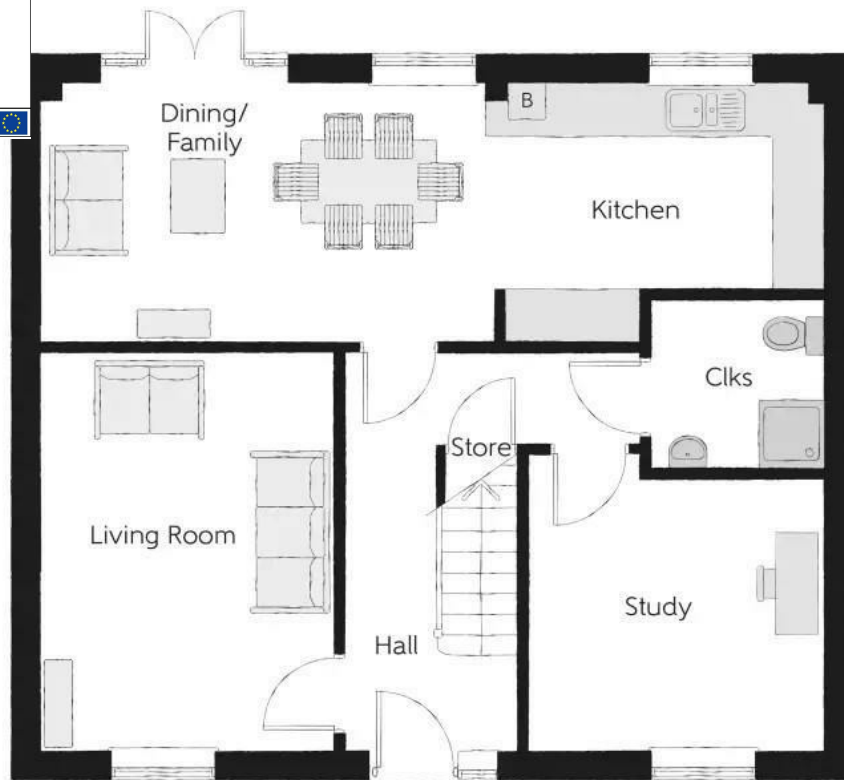
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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		84	
(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	
			



t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

