



**Wyggeston Road, Bottesford**  
Nottingham, NG13 0DB



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£299,950

Offered to the market is this three bedroom, detached home in need of modernisation. Located down a quiet cul-de-sac within the heart of the popular Village of Bottesford with picturesque views over the river Devon and the Church and its grounds to the rear elevation. Accommodation comprises: Entrance hall, living / dining room, kitchen, utility room, ground floor w.c., three bedrooms, shower room, garage, private tiered rear garden and off street parking. EPC Rating - D. Council Tax Band - D. Freehold. No Upward Chain.

Entrance Porch

Wooden and glazed front door, glazed windows and wooden and glazed door into Entrance Hall.



### Entrance Hall

A lovely welcoming reception with stairs rising to the first floor, solid wooden doors to the Living / Dining Room and to good sized storage cupboard.

### Living / Dining Room

11'10" max x 23'9" max (3.63 max x 7.26 max)

A spacious light and bright room with solid wooden double glazed window to the front elevation and double glazed patio doors to the Garden Room, television point and door to the Kitchen.

### Garden Room

8'2" x 14'8" (2.49 x 4.49)

A lovely addition to the property is this uPVC double glazed Garden Room with attractive views over the Garden, River Devon and Church grounds beyond and patio door to the rear elevation.

### Kitchen

9'2" max x 10'2" max (2.81 max x 3.10 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for free standing cooker, built-in storage cupboard, built-in pantry, uPVC double glazed window to the rear elevation with attractive views over the Garden, River Devon and Church grounds beyond and door to the Utility Room.

### Utility Room

8'7" max x 12'3" max (2.63 max x 3.74 max)

UPVC double glazed window to the rear elevation again with attractive views over the Garden, River Devon and Church grounds beyond, fitted base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for appliances, tiled flooring, internal doors to the W.C. and to the Garage and door to the side elevation.

### W.C.

Fitted with a white W.C., continuation of the tiled flooring and window to the side elevation.

### Landing

UPVC double glazed window to the side elevation, loft access and doors to the first floor accommodation.

### Bedroom One

13'3" x 10'5" (4.04 x 3.20)

UPVC double glazed window to the front elevation and built-in bedroom furniture.

### Bedroom Two

9'8" max x 10'4" max (2.95 max x 3.16 max)

UPVC double glazed window to the rear elevation and built-in bedroom furniture.

### Bedroom Three

9'3" max x 7'2" max (2.83 max x 2.20 max)

UPVC double glazed window to the front elevation and built-in cupboard.

### Shower Room

5'7" x 7'6" (1.72 x 2.31)

Fitted with a three piece white suite comprising: W.C., wash basin and shower cubicle, uPVC double glazed window to the rear elevation and cupboard housing the gas combination boiler which was serviced June 2023.

### Garage

Remote controlled electric door to the front, light and power.

### Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a banked private Rear Garden inset with flourishing plants and steps leading down to the River Devon and views across to the Church and its grounds. There is pedestrian access to the front of the property.



### Outside to the Front

Hard landscaped with inset flourishing plants and a driveway providing off street parking.

### 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.

### Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.

### 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.

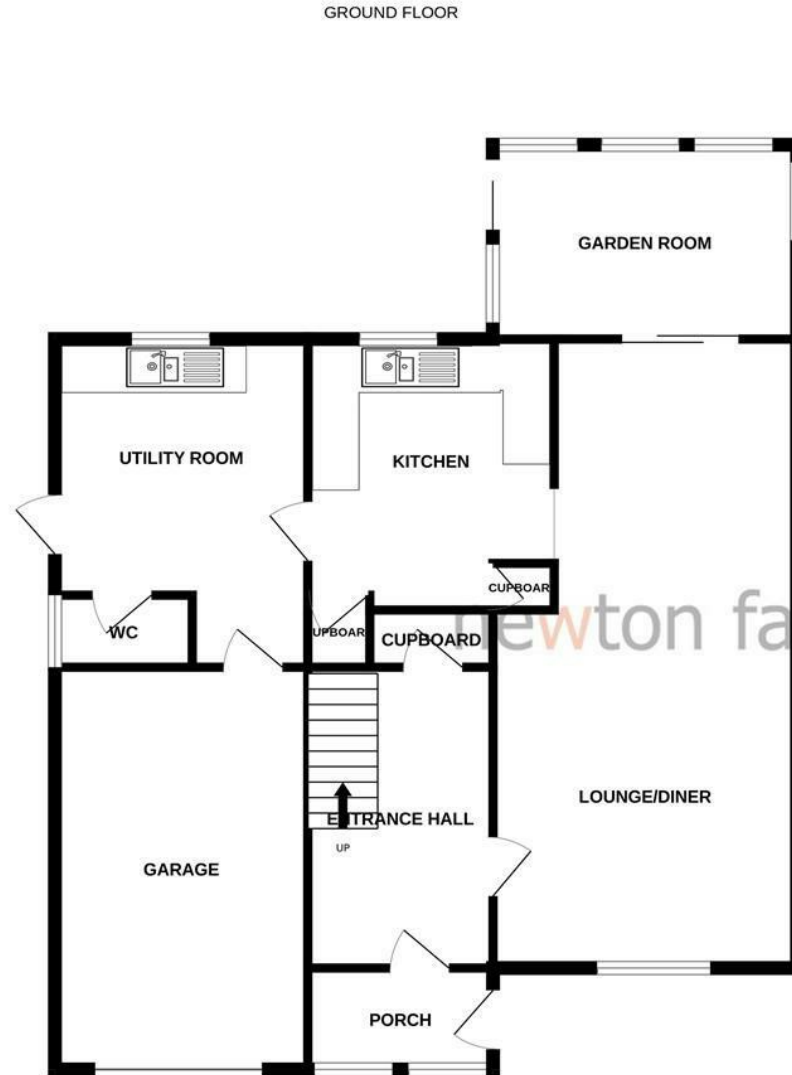
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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