



- Recently Extended and Refurbished
- Semi Detached Bungalow
- 3 Double Bedrooms
- Bathroom and Shower Room
- Shared Driveway leading to ample off-road parking
- Garage
- Front and Rear Gardens
- Chain Free

Manor Road, Bottesford, DN16 3PA,  
Offers In The Region Of £263,950





**NEW KITCHEN, NEW BATHROOM, AN EXTENSION (ADDING TWO DOUBLE BEDROOMS & SHOWER ROOM), NEW CARPETS/FLOORING, REDECORATION, chimney repoint. Set back from the road, this property 'Eastgarth' is approached via a shared driveway and benefits from 3 DOUBLE BEDROOMS, uPVC double glazing, gas central heating and a detached garage with light/power. Freehold. Council tax band: B.**



## Lounge

Having uPVC double glazed bay window to the front aspect, covered ceiling, new carpet, radiator and feature gas fire.

## Dining Room

11' 5" x 14' 3" (3.48m x 4.34m)

Having uPVC double glazed window to the rear aspect, new radiator, new flooring, new tiling, covered ceiling, base units with work surfaces over, storage cupboard, opening into kitchen and space for American style fridge freezer.

## Kitchen

9' 5" x 8' 9" (2.87m x 2.66m)

Having uPVC double glazed door and window to the side aspect, boiler, newly fitted wall and base units with work surfaces over, sink and drainer unit, ceiling spotlights, Rangecooker oven, hob and extractor, radiator, space for appliances and new flooring.

## Bedroom 1

12' 4" max x 9' 5" (3.76m x 2.87m)

Having uPVC double glazed window to the side aspect, uPVC double glazed doors to the front aspect, two radiators, new carpet and covered ceiling.

## Bathroom

5' 9" x 6' 2" (1.75m x 1.88m)

Having uPVC double glazed window to the side aspect and a newly fitted bathroom suite to include panelled bath with shower attachment, wash hand basin, low level WC, ceiling spotlights, heated towel rail, fitted storage unit, new flooring and tiled walls.

## Bedroom 2

16' 3" x 8' 0" (4.95m x 2.44m)

Having uPVC double glazed window to the rear aspect, new carpet and radiator.

## Bedroom 3

8' 9" x 10' 1" (2.66m x 3.07m)

Having uPVC double glazed window to the rear aspect, new carpet and radiator.

## Shower Room

5' 9" x 4' 6" (1.75m x 1.37m)

Having uPVC double glazed window to the side aspect and a new suite including corner shower cubicle, wash hand basin, low level WC, heated towel rail and tiled walls/flooring.

## Garage

15' 3" x 10' 1" (4.64m x 3.07m)

Having up and over door, door to the side aspect, window to the rear aspect, light and power.

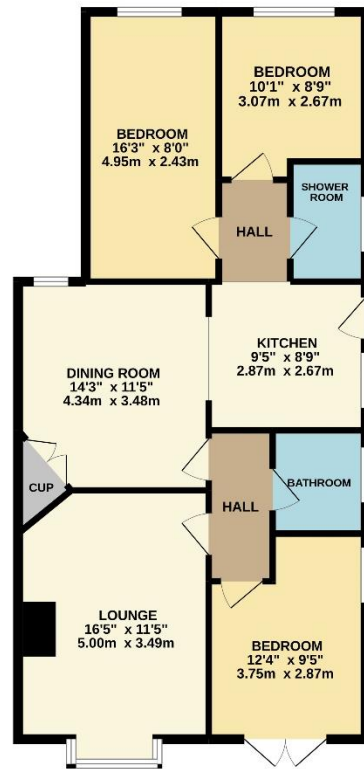
## Outside Front

The property is approached via a shared driveway which leads to off street parking and a garage. The section of front garden belonging to this property is mainly laid to lawn.

## Outside Rear

The garden is not directly overlooked from the rear aspect and is mainly laid to lawn with new fencing, paved areas and a pebbled area.





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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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