



- Spacious Detached Family Home
- 4 Double Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC & Utility Room
- Large Kitchen/Diner
- 2 Reception Rooms
- Good Size Rear Garden
- Off Street Parking & Garage

Charterhouse Drive, Bottesford, DN16 3QP,
£320,000





Starkey&Brown are delighted to offer for sale this spacious and extended family home in the ever popular location of Bottesford. The versatile accommodation briefly comprises of 4 double bedrooms, master en-suite and a family bathroom with four piece suite to the first floor, whilst downstairs boasts an entrance hall with access to a sitting room, utility room, WC and further reception hallway leading to the kitchen/diner and lounge with real coal fire. Additional features include gas central heating (new boiler 2022), uPVC double glazing, ample off street parking for numerous vehicles, garage and generously sized lawned garden to the rear. The property sits in a quiet cul-de-sac in this popular residential area within walking distance to highly regarded schools and a range of amenities. Viewing is highly recommended, call today to arrange an appointment! Freehold. Council tax band: C



Entrance Hall

Having front entrance door, radiator and coved ceiling.

Inner Hall

Having double glazed window to the side aspect, two radiators, coved ceiling and stairs rising to the first floor.

Snug

10' 9" x 10' 0" (3.27m x 3.05m)

Having double glazed window to the front aspect, radiator and coved ceiling.

Lounge

20' 8" x 11' 2" (6.29m x 3.40m)

Having double glazed window to the rear aspect, four radiators, coved ceiling and real coal fire with feature surround.

Kitchen

Having a range of wall and base units with work surfaces over and under counter lights, inset sink and drainer unit, built in oven, hob and extractor, built in dishwasher, built in fridge freezer, ceiling spotlights and opening into dining area.

Dining Area

Having two radiators, door to the rear aspect, ceiling spotlights and Velux window.

Utility Room

6' 5" x 6' 9" (1.95m x 2.06m)

Having double glazed door and window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler, coved ceiling and space/plumbing for white goods.

Downstairs WC

Having double glazed window to the side aspect, radiator, WC and wash hand basin set in vanity unit.

First Floor Landing

Having radiator, coved ceiling and ceiling spotlights.

Bedroom 1

16' 3" x 11' 6" (4.95m x 3.50m)

Having two double glazed windows to the rear aspect, two radiators, ceiling spotlights and door to en-suite.

En-suite

4' 9" x 6' 2" (1.45m x 1.88m)

Having double glazed window to the rear aspect, shower cubicle, wash hand basin, WC, heated towel rail and ceiling spotlights.

Bedroom 2

12' 3" x 14' 4" (3.73m x 4.37m)

Having double glazed window to the front aspect, radiator, coved ceiling, loft access and fitted wardrobe.

Bedroom 3

11' 9" x 14' 4" (3.58m x 4.37m)

Having double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobe.

Bedroom 4

10' 2" x 9' 6" (3.10m x 2.89m)

Having double glazed window to the rear aspect, radiator, ceiling spotlights and lift.

Family Bathroom

8' 7" x 8' 3" (2.61m x 2.51m)

Having double glazed window to the rear aspect, panelled bath, walk in shower, wash hand basin, WC, heated towel rail and ceiling spotlights.

Garage

9' 3" x 19' 2" (2.82m x 5.84m)

Having up and over door to the front, window to the side and door to the side.

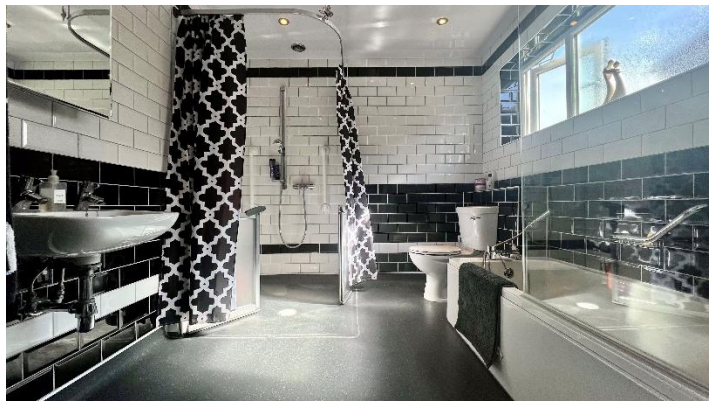
Outside Front

Having off street parking for numerous vehicles, access to the garage and access down either side of the property to the rear garden.

Outside Rear

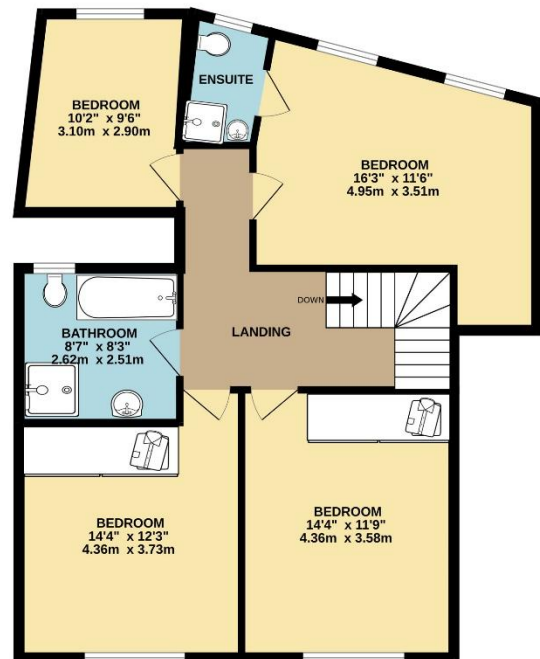
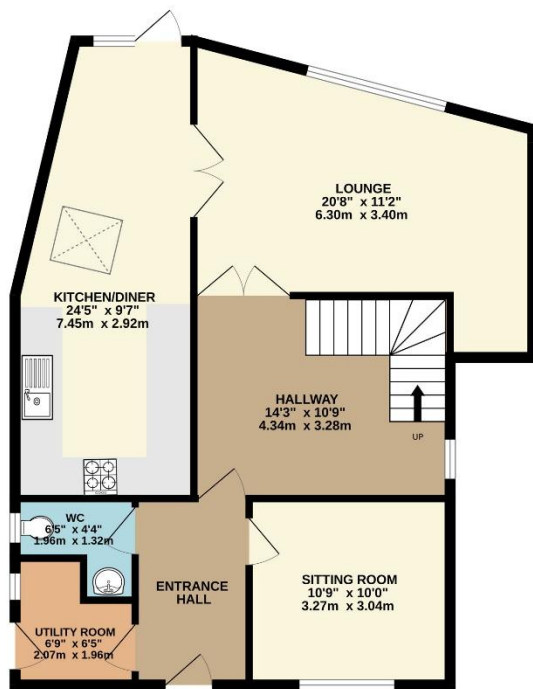
The rear garden is mainly laid to lawn with a paved patio area, fencing and a range of trees/shrubs.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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