



- Large Semi Detached Family Home
- 5 DOUBLE Bedrooms
- 3 Bathrooms
- 24ft8 Kitchen/Breakfast Room
- Utility Room & Downstairs WC
- Multiple Reception Rooms
- Ample Off Street Parking
- Rear Garden

Bottesford Lane, Bottesford, DN16 3QH,
£250,000



Available to purchase in the ever popular Bottesford area is this large family home with accommodation over 3 floors including 5 DOUBLE bedrooms, 3 bathrooms and multiple reception rooms. The property sits in a great location nearby to highly regarded schools and local amenities and comes complete with gated off street parking for numerous vehicles and an enclosed garden to the rear. The accommodation briefly comprises of a large bedroom with walk in cupboard and en-suite to the second floor, 4 further double bedrooms, additional en-suite and main family bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge/diner opening into conservatory overlooking the rear garden, bay fronted sitting room, 24ft8 kitchen/breakfast room, utility room and WC. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Entrance Hall

Having uPVC double glazed door and window to the front aspect, radiator, coved ceiling and stairs rising to the first floor with under stairs storage cupboard.

Sitting Room

11' 1" x 12' 3" into bay (3.38m x 3.73m)

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

Lounge

10' 6" x 12' 0" (3.20m x 3.65m)

Having coved ceiling, radiator and opening into dining area.

Dining Area

8' 5" x 11' 6" (2.56m x 3.50m)

Having coved ceiling and access into the conservatory.

Conservatory

7' 5" x 11' 8" (2.26m x 3.55m)

Having uPVC double glazed French doors to the side aspect and windows surrounding.

Kitchen/Breakfast Room

7' 7" x 24' 8" (2.31m x 7.51m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed door to the side aspect, radiator, breakfast bar, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space for fridge freezer.

Utility Room

4' 1" x 7' 5" (1.24m x 2.26m)

Having radiator, a range of wall and base units with work surfaces over and space/plumbing for white goods.

Downstairs WC

Having WC, wash hand basin and coved ceiling.

First Floor Landing

Having stairs rising to the second floor and under stairs storage cupboard.

Bedroom 1

10' 8" x 12' 2" (3.25m x 3.71m)

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

En-suite

7' 0" x 6' 1" (2.13m x 1.85m)

Having panelled bath with shower attachment over, wash hand basin set in vanity unit, WC, coved ceiling and heated towel rail.

Bedroom 2

11' 1" x 9' 1" (3.38m x 2.77m)

Having uPVC double glazed window to the front aspect and radiator.

Bedroom 3

8' 9" x 11' 7" (2.66m x 3.53m)

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

Bedroom 4

8' 2" x 11' 7" (2.49m x 3.53m)

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

Family Bathroom

8' 3" x 6' 1" (2.51m x 1.85m)

Having uPVC double glazed window to the front aspect, corner bath, shower cubicle, wash hand basin, WC, radiator and coved ceiling.

Second Floor

Bedroom 5

15' 6" x 25' 2" (4.72m x 7.66m)

Having Velux windows to the side aspect, window to the rear aspect, radiator, built in cupboard and en-suite.

En-suite 2

9' 6" x 3' 4" (2.89m x 1.02m)

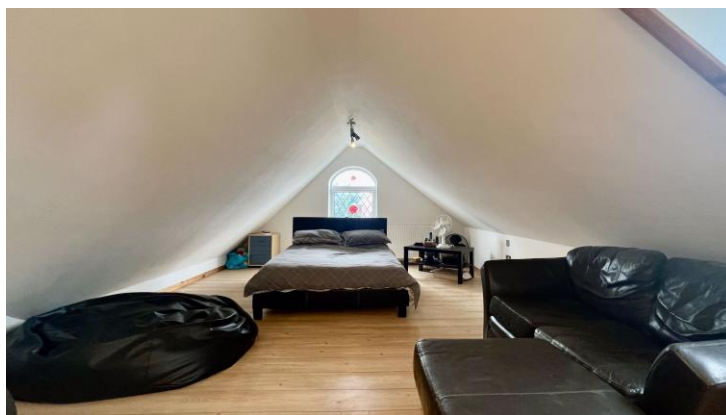
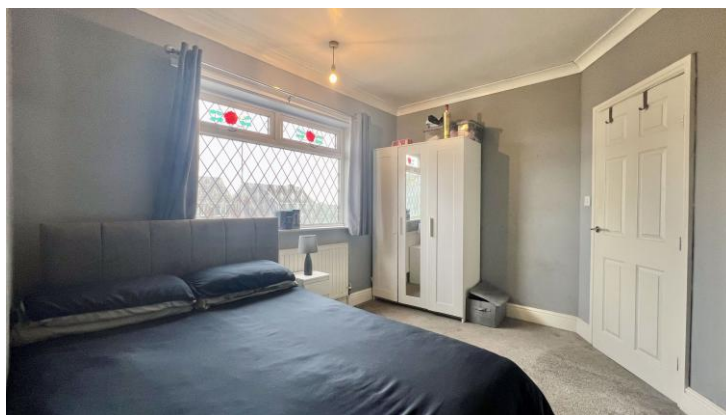
Having shower cubicle, wash hand basin and WC.

Outside Front

Double gates open onto a block paved area providing off street parking for numerous vehicles, a gate to the side leads to the rear garden.

Outside Rear

The enclosed rear garden is mainly laid to lawn with a fenced surround and pebbled area.

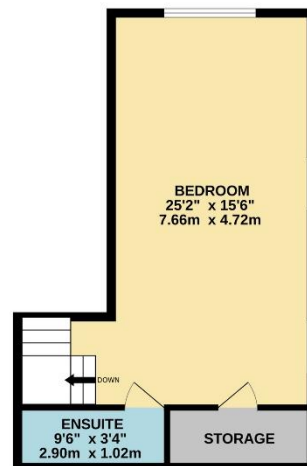
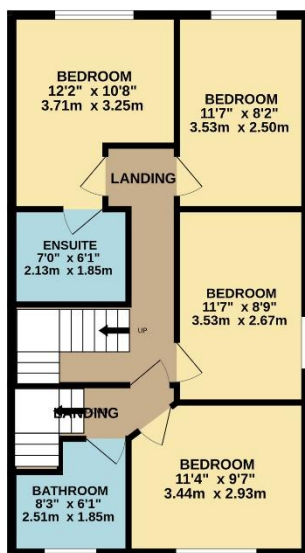
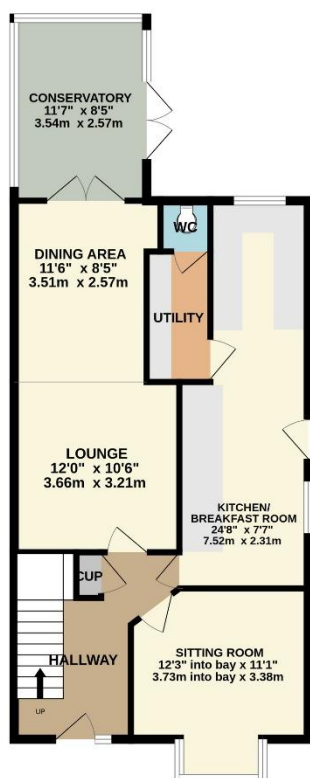




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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