



**Laurel Way,**  
Bottesford, Nottinghamshire, NG13 0FP



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**£370,000**  
This three bedroom family home is offered to the market located within the popular village of Bottesford with sought after school catchments and good access to road links. Accommodation comprising: Entrance Hall, Living Room, Kitchen/Diner, Utility Area, Ground Floor WC, Conservatory, three Bedrooms, Family Bathroom, attractive and private rear garden and off street parking. Viewing is highly recommended to appreciate the location and space this property has to offer. EPC Rating C. Freehold. No Upward Chain. Council Tax Band - B.

**Entrance**

Entrance via uPVC double glazed front door into Entrance Hall.

**Entrance Hall**

Stairs rising to first floor, single panel radiator, tile effect flooring and panel door into Living Room.



### Living Room

**10'10"x 18'3" (3.30x 5.56)**

UPVC double glazed walk-in bay window to the front elevation, television point and open through to the Kitchen/Diner.

### Kitchen/Diner

**9'9"x 13'8" (2.97x 4.17)**

Fitted with a delightful range of 'shaker' style cream fronted base and wall mounted units with wood effect roll top work surface over, space and plumbing for washing machine, feature gas four ring hob with chimney style extractor fan over, built-in double electric oven and grill, stainless steel one and a half sink and drainer with a contemporary mixer tap, slimline dishwasher, tile effect flooring, door to good sized understairs storage cupboard, uPVC double glazed window looking through to the conservatory, single panel radiator and open through to the Utility Area.

### Utility Area

**6'3"x 5'5" (1.91x 1.65)**

Ceramic tiled flooring, space for American style fridge freezer, space for further under counter appliance, uPVC double glazed glass door leading through to the Conservatory and solid wooden and glass door leading through to the Ground Floor WC.

### Conservatory

**11'2"x 10'11" (3.40x 3.33)**

Being of uPVC double glazed construction with a sloping poly-carbonate roof, continuation of the ceramic tiled flooring, double panel radiator, television point and French doors leading out to the Rear Garden.

### Ground Floor WC

Continuation of the ceramic tiled flooring, fitted with a two piece white suite comprising: low level wc and pedestal wash basin, uPVC double glazed window to the rear elevation, tiling to half height and inset ceiling spotlights.

### First Floor Landing

Doors to Bedroom and Bathroom accommodation, loft access and door to the airing cupboard.

### Master Bedroom

**9'5"x 13'8" (2.87x 4.17)**

UPVC double glazed window to the rear elevation overlooking the rear garden, television point and single panel radiator.

### Bedroom Two

**6'7"x 10'1" (2.01x 3.07)**

UPVC double glazed window to the front elevation, single panel radiator and television point.

### Bedroom Three

**7'5"x 7'1" (2.26x 2.16)**

UPVC double glazed window to the front elevation, single panel radiator and television point.

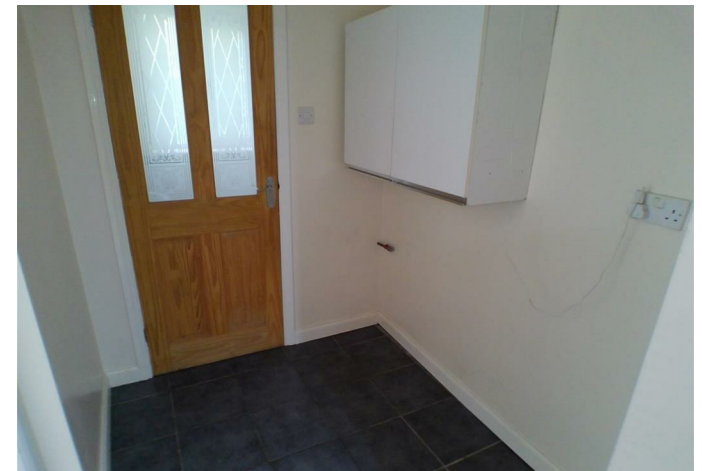
### Family Bathroom

**7'2"x 5'8" (2.18x 1.73)**

Fitted with a contemporary three piece white suite comprising low level wc, feature pedestal wash basin and panel bath with a central mixer tap and electric shower over, tiling to wet areas in a mosaic style ceramic tile, ceramic tiled flooring, shaver point, inset ceiling spotlights, extractor fan and uPVC double glazed obscure glass window to the side elevation.

### Outside to the Front

The property has a tarmac driveway providing off street parking and the front garden has been laid mainly to gravel to provide further off street parking. There are raised flower beds with inset mature shrubs and a flagstone pathway leading to the entrance of the property and down to the side.



### Outside to the Rear

To the rear of the property there is a private garden enclosed to all sides by bamboo and panel fencing, a nicely-sized flagstone patio area ideal for entertaining and alfresco dining and shaped lawns. There is an area leading down to the side where there is a further patio area providing hard-standing for a timber shed.

### Agents Notes

This property has mains gas central heating. Mains drains, water and electric.

The boiler is located within the loft.

This property has been rented out and at the time of listing ( October 2025) Holds a landlord gas certificate and electric certificate.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, 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                     |  |                         |                                                                                   |
| (92 plus) <b>A</b>                                              |  |                         | <b>86</b>                                                                         |
| (81-91) <b>B</b>                                                |  |                         |                                                                                   |
| (69-80) <b>C</b>                                                |  | <b>73</b>               |                                                                                   |
| (55-68) <b>D</b>                                                |  |                         |                                                                                   |
| (39-54) <b>E</b>                                                |  |                         |                                                                                   |
| (21-38) <b>F</b>                                                |  |                         |                                                                                   |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                   |
| Not energy efficient - higher running costs                     |  |                         |                                                                                   |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                   |
| (92 plus) <b>A</b>                                              |  |                         | <b>85</b>                                                                         |
| (81-91) <b>B</b>                                                |  |                         |                                                                                   |
| (69-80) <b>C</b>                                                |  | <b>73</b>               |                                                                                   |
| (55-68) <b>D</b>                                                |  |                         |                                                                                   |
| (39-54) <b>E</b>                                                |  |                         |                                                                                   |
| (21-38) <b>F</b>                                                |  |                         |                                                                                   |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                   |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

