



5 Day Bell Close, Bottesford
£249,950

5 Day Bell Close

Bottesford, Nottingham

Offered to the market is this Three Bedroom, Semi-Detached Family Home. Situated down a quiet cul-de-sac within the popular village of Bottesford enjoying an array of local amenities, desirable school catchments, good road links and just a short walk away from the train station.

Accommodation comprises: Entrance Hall, Living Room with bay window, Kitchen Diner, W.C., Three Bedrooms, Family Bathroom, enclosed Rear Garden and driveway to the front providing off street parking. Council tax Band - B. EPC - TBC. Freehold.

Council Tax Band: B

Tenure: Freehold





Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with wood effect flooring, stairs rising to the first floor, white panel door to storage cupboard and contemporary white wooden and glazed door to the Living Room.

Living Room

13' 7" x 12' 9" (4.14m x 3.88m)

A light and bright primary reception room with uPVC double glazed bay window to the front elevation, television point and contemporary white wooden and glazed door to the Kitchen Diner.

Kitchen Diner

11' 2" x 16' 8" (3.41m x 5.08m)

Fitted with a good range of base and wall mounted units with work surface over, inset double sink and drainer, built-in electric fan assisted oven and grill, four ring gas hob with extractor fan over, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, breakfast bar, wood effect flooring, uPVC double glazed window and French doors to the rear elevation and white panel door to W.C.

W.C.

Having a white W.C. and storage.

Landing

White panel doors to the first floor accommodation and cupboard housing the gas central heating boiler (Serviced in 2026) Lining cupboard utilising the over stairs void and loft hatch with pull down ladder.

Bedroom One

10' 8" x 12' 9" (3.25m x 3.88m)

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





Bedroom Two

10' 7" x 10' 8" (3.23m x 3.25m)

UPVC double glazed window to the rear elevation.

Bedroom Three

8' 8" x 6' 4" (2.65m x 1.92m)

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

Bathroom

5' 7" x 7' 8" (1.70m x 2.33m)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with chrome shower over, uPVC double glazed window to the rear elevation, tiling to walls and floor and heated towel rail.

Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining with covered pergola, shaped lawn, gravel area ideal for further seating, chipped area ideal for children's play area, shed ideal for storage, further brick outbuilding for storage and pedestrian gate accessing the front.

Outside to the Front

The Front Garden is laid to lawn and there is a driveway providing off street parking.

Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Money Laundering Regulations

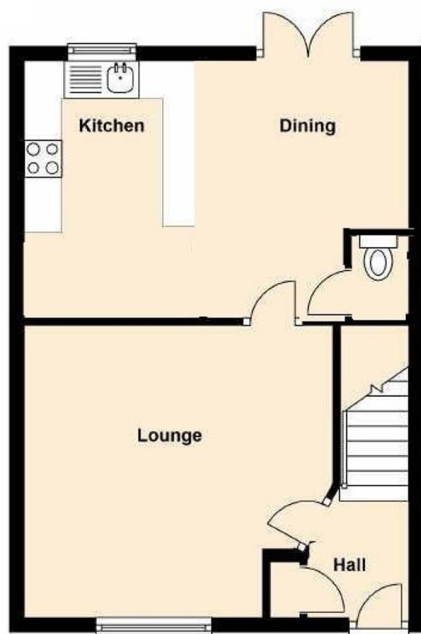
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





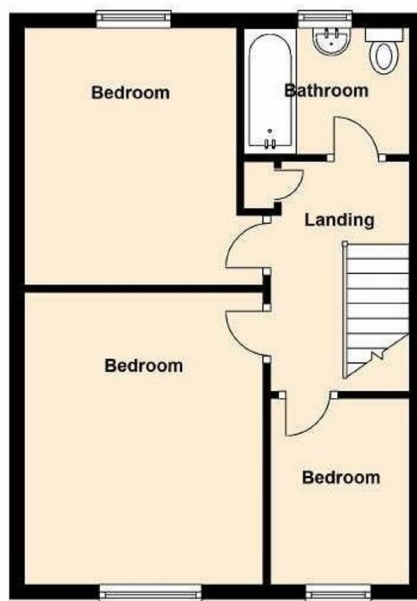
Ground Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 sq. feet)



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