3 Fleming Avenue, Bottesford, Leicestershire, NG13 0ED

No Chain £225,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Bungalow
- Conservatory At Rear
- Generous Established Plot
- Ideal Downsize
- No Upward Chain
- 2 Bedrooms
- Off Road Parking
- Some Updating Required
- Excellent Village Location
- Viewing Highly Recommended

Offered to the market with no upward chain, is this semi detached bungalow occupying what is a particularly generous plot by modern standards, affording an excellent level of off road parking as well as a detached garage and pleasant well maintained garden at the rear.

Internally the property offers a versatile layout comprising an initial entrance porch leading through into a central L shaped hallway and, in turn, the main sitting room which links into the useful addition of a conservatory at the rear. The fitted kitchen again benefits from a pleasant outlook into the rear garden. In addition the property has two double bedrooms and a shower room.

The property would be a great opportunity for those downsizing from larger dwellings looking for a single storey home. Requiring some level of cosmetic updating the property offers an excellent blank canvas for those wishing to place their own mark on a home.

One of the property's main features is its fantastic plot which would be ideal for the keen gardener or even for those who require a good level of off road parking. The property is also positioned within easy reach of the heart of the village and its wealth of amenities.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BOTTESFORD

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO AN:

INITIAL ENCLOSED PORCH

5'3" x 4'9" (1.60m x 1.45m)
Having a double glazed window to the front and side, central heating radiator and a multi paned internal door leading through into:

L SHAPED ENTRANCE HALL

12' x 7'4" (3.66m x 2.24m)
A well proportioned L shaped entrance hall having built in airing cupboard which also houses the gas central heating boiler, access to loft space above and, in turn, further doors leading to:

SITTING ROOM

10'9" x 14'7" (3.28m x 4.45m)
Having coved ceiling, double glazed window and a further double glazed door leading through into:

CONSERVATORY

11'7" x 9'8" (3.53m x 2.95m)
A useful addition to the property providing a further versatile reception space having a pitched polycarbonate roof, double glazed side panels with open top lights, tiled floor and double glazed single French door leading into the garden.

KITCHEN

10'11" x 9'6" (3.33m x 2.90m)
Having fitted wall, base and drawer units; two runs of laminate work surface, one with inset sink and drain unit with chrome mixer tap and tiled splash backs; plumbing for washing machine, space for under counter fridge, built in oven with four ring gas hob over, built in pantry providing useful storage, tiled floor, double glazed window overlooking the rear garden and further double glazed exterior door to the side.

BEDROOM 1

10'3" x 11' (excluding wardrobes) (3.12m x 3.35m (excluding wardrobes))
A double bedroom having an aspect to the front with built in wardrobes with overhead storage cupboards and double glazed window.

BEDROOM 2

10'6" x 9'6" (3.20m x 2.90m)
A further double bedroom having a built in wardrobe with overhead storage cupboard and double glazed window to the front.

SHOWER ROOM

7'3" max x 6'3" max (2.21m max x 1.91m max)
Having a suite comprising shower enclosure with tiled surround and wall mounted Mira shower mixer, close coupled WC and vanity unit with inset tear drop washbasin, chrome taps and tiled splash back; central heating radiator and double glazed window to the side.

EXTERIOR

The property occupies a pleasant and particularly generous plot for this style of home, set back behind an open plan frontage which is mainly laid to lawn with a pathway leading to the front door. To the side a tarmacadam driveway provides off road car standing to the front and proceeds through a timber gate which in turn gives access to a further considerable level

of off road car standing with both tarmacadam and stone chipping parking areas which lead to a detached brick built garage. The rear garden is well maintained and provides a level outdoor space, having an initial paved terrace which leads onto a central lawn with gravelled borders with inset shrubs and also encompasses a useful timber storage shed and greenhouse.

GARAGE

17' x 8'3" (5.18m x 2.51m)
Having power and light, UPVC double glazed window at the rear, timber casement window to the side and up and over door.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

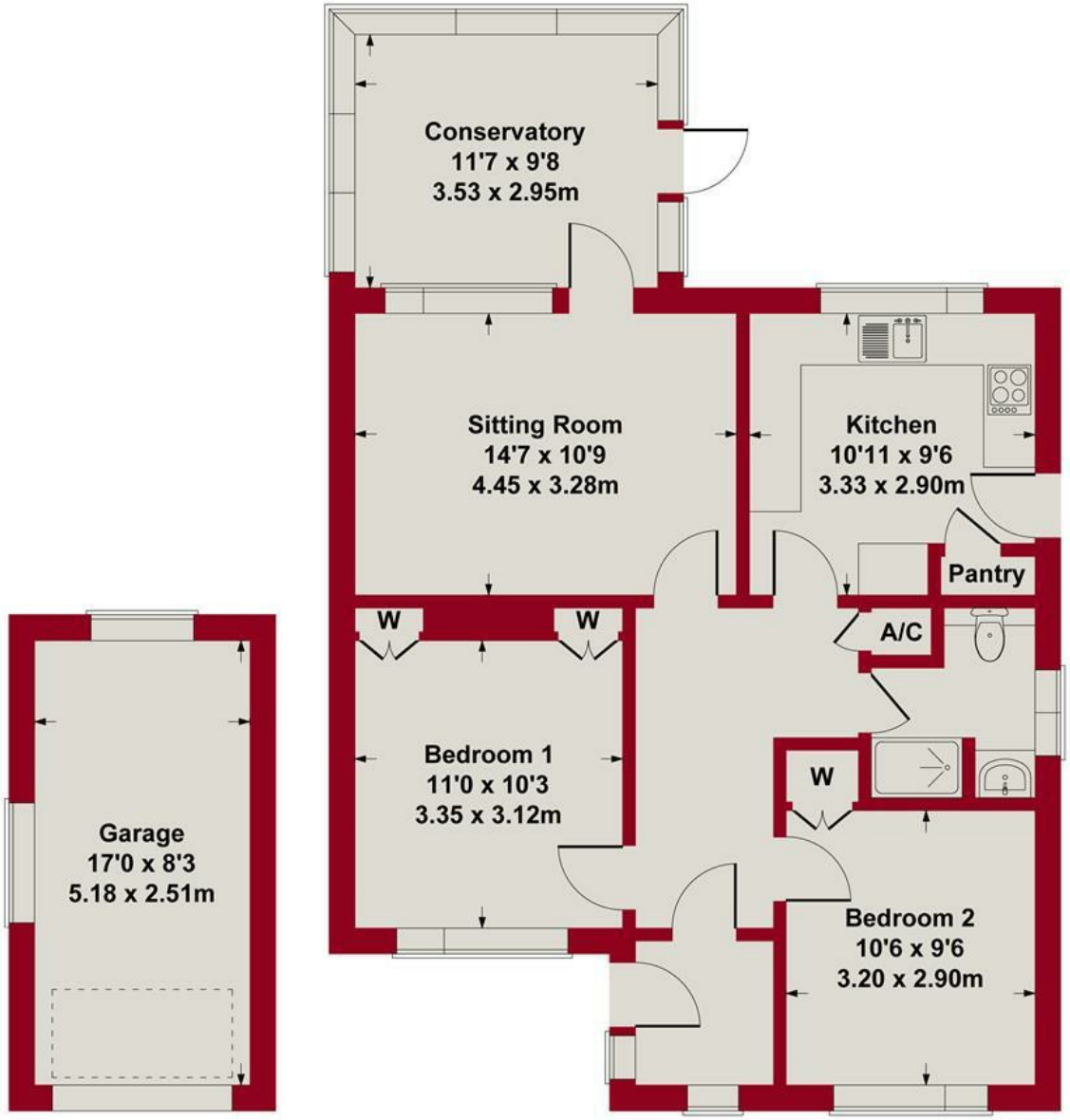
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



GARAGE **GROUND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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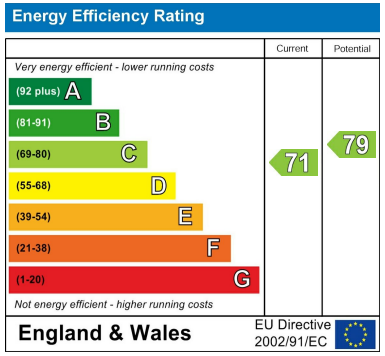

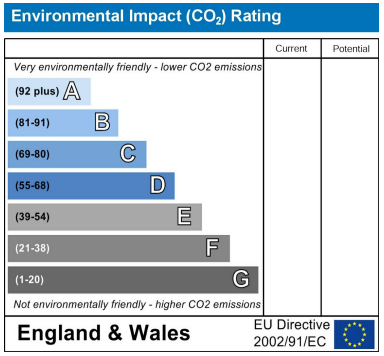

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Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

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