



- CHAIN FREE!
- Detached Family Home
- 4 Bedrooms
- Master En-Suite & Family Bathroom
- 2 Reception Rooms
- Downstairs WC plus Utility Room
- Ample Parking & Double Garage
- Spacious Gardens

Headingley Avenue, Bottesford, DN17 2GL,
£249,950





Offered for sale with NO ONWARD CHAIN, this detached family home on Headingley Avenue is ideally positioned on a generous plot in a quiet Bottesford cul-de-sac. The accommodation briefly comprises of 4 well proportioned bedrooms, master en-suite (recently refurbished) and family bathroom (recently refurbished) to the first floor, whilst downstairs boasts an entrance hallway, WC, dual aspect lounge, separate dining room, kitchen and utility room. The property sits on an excellent plot with off street parking for numerous vehicles, double garage and large lawned gardens to the rear and side. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hall

Having uPVC double glazed door to the front aspect, uPVC double glazed windows to the side aspects, radiator and stairs rising to the first floor with under stairs storage cupboard.

Lounge

9' 7" x 17' 6" (2.92m x 5.33m)

Having uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear aspect, two radiators, coved ceiling and feature fireplace.

Dining Room

10' 7" x 7' 9" (3.22m x 2.36m)

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

Kitchen

7' 4" x 8' 7" (2.23m x 2.61m)

Having uPVC double glazed window to the rear aspect, radiator, 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 white goods.

Utility Room

5' 2" x 5' 6" (1.57m x 1.68m)

Having uPVC double glazed window and door to the rear aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in fridge freezer and space for white goods.

Downstairs WC

2' 9" x 5' 6" (0.84m x 1.68m)

Having uPVC double glazed window to the rear aspect, WC, wash hand basin and radiator.

First Floor Landing

Having loft access and storage cupboard.

Bedroom 1

12' 8" x 8' 4" (3.86m x 2.54m)

Having uPVC double glazed window to the front aspect, radiator and en-suite.

En-suite

6' 4" x 5' 9" (1.93m x 1.75m)

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

Bedroom 2

11' 1" x 8' 4" (3.38m x 2.54m)

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

Bedroom 3

9' 9" x 8' 7" (2.97m x 2.61m)

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

Bedroom 4

7' 2" x 8' 7" (2.18m x 2.61m)

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

Family Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

Outside

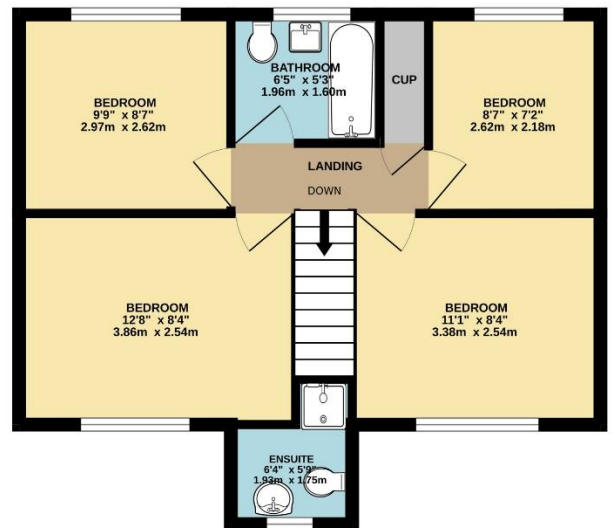
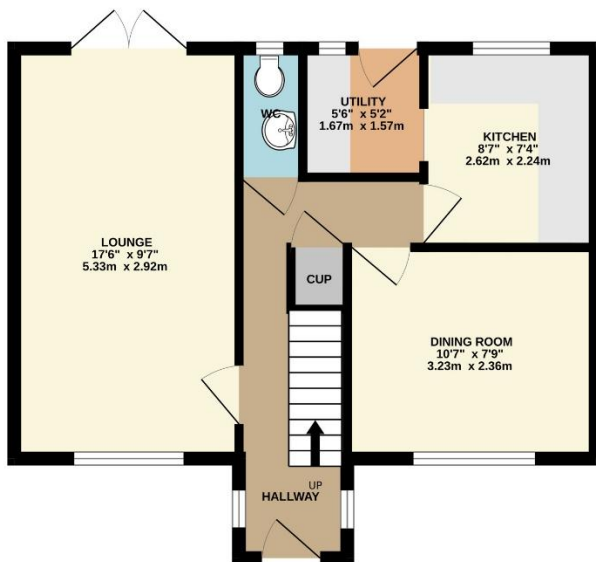
A generously sized plot in a quiet cul-de-sac, having off street parking for numerous vehicles, double garage, gate to the side leading to a lawned garden with a fenced perimeter, the garden also extends to the side and offers a good degree of privacy.





GROUND FLOOR

1ST 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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