

3 Fleming Avenue, Bottesford, NG13 0ED

£225,000

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

3 Fleming Avenue
Bottesford
NG13 0ED

Positioned within a peaceful residential cul-de-sac, this property will appeal to downsizers, investors, and ambitious first-time buyers seeking a project they can tailor entirely to their own taste and lifestyle. The substantial plot size opens up rare possibilities in this price bracket, whether that means creating an expansive landscaped retreat or adding a garden studio.

Everyday convenience is a major highlight, with Bottesford providing an exceptional range of amenities right on the doorstep, including local shops, traditional pubs, medical facilities, and reputable schooling. Commuters will particularly value the village railway station offering direct links to Nottingham and Grantham the latter connecting directly onto the East Coast Main Line for fast travel to London Kings Cross alongside easy road access to the A52 and A1.

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Garden


Living Room


Conservatory


Bedroom

Description

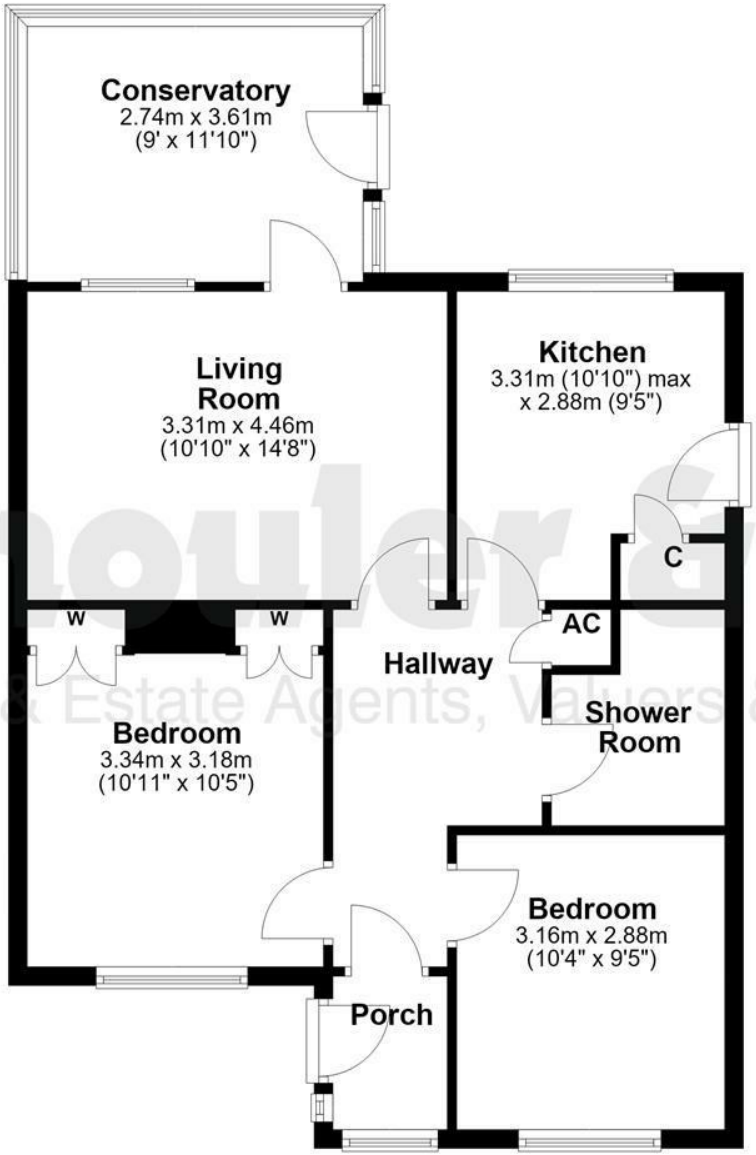
A fantastic refurbishment opportunity situated in the highly regarded Vale of Belvoir village of Bottesford. This two-bedroom semi-detached bungalow represents an ideal blank canvas for buyers keen to modernise, reconfigure, and put their own stamp on a home. Offered with well-proportioned accommodation and occupying a generous plot, the property combines strong fundamental layout with substantial scope for improvement.

An entrance porch opens into a central hallway connecting the principal living areas. To the front, you will find two double bedrooms, one benefiting from built-in wardrobe recesses. The shower room is fitted with a walk-in shower enclosure, WC, and wash hand basin, offering clear potential for contemporary updating. Toward the rear sits a comfortable living room featuring direct access out to a brick-and-glazed conservatory, providing extra reception space with views across the grounds. The kitchen completes the interior accommodation, with side door access directly out to the driveway.

Outside, the property enjoys substantial outdoor space that sets it apart. A concrete and gravel driveway provides ample off-road parking and leads alongside the home to a detached single garage. To the rear is a notably generous, fully enclosed garden primarily laid to lawn, complete with a timber storage shed and greenhouse, offering excellent privacy and plenty of room to extend (subject to relevant planning permissions). Early viewing is highly advised to fully appreciate the exciting scope and potential on offer.

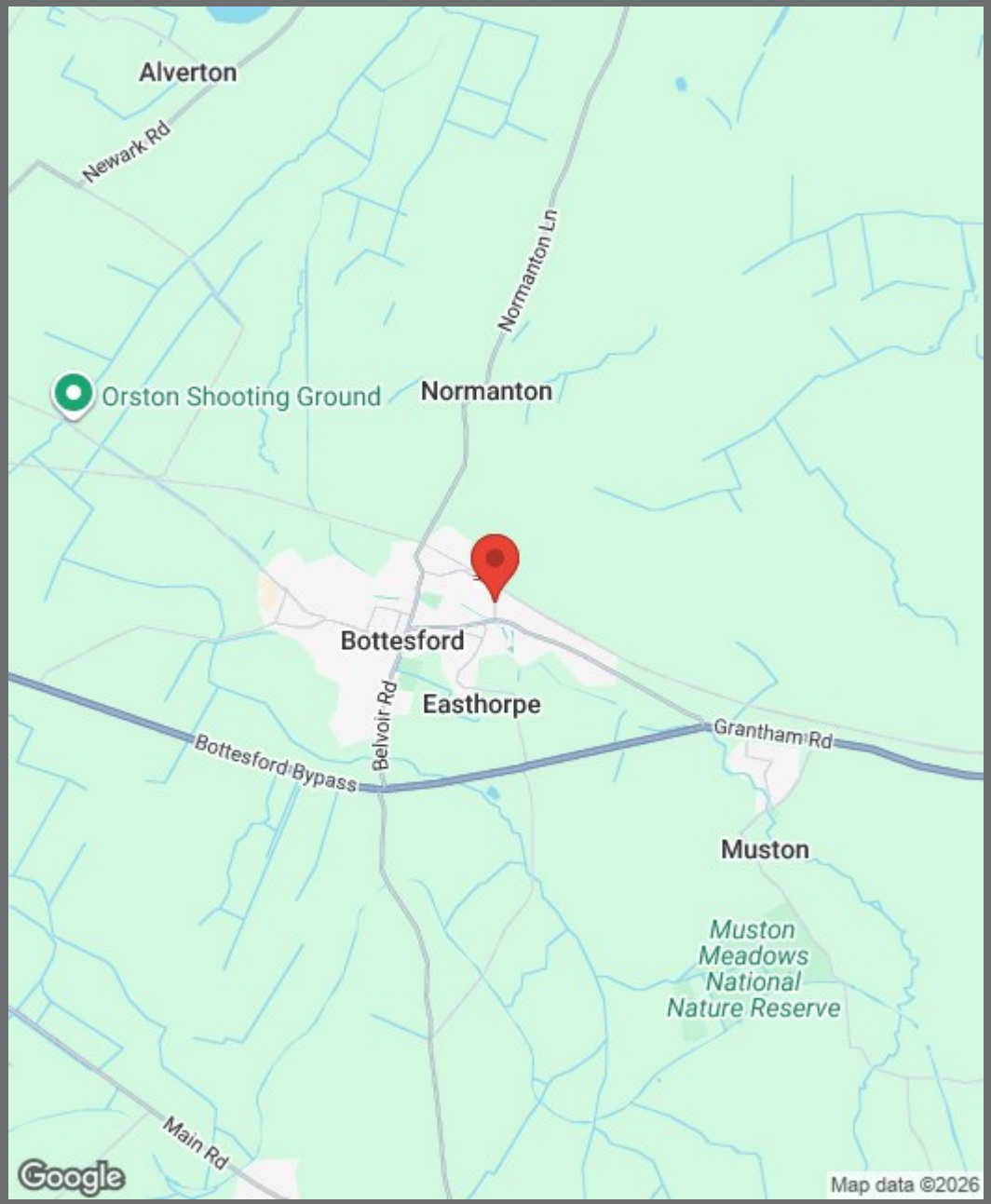
Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



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DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- Semi-Detached Bungalow with No Chain Sale
- Two Double Bedrooms
- Full Refurbishment Opportunity & Blank Canvas
- Generous Rear Garden with Excellent Potential
- Spacious Living Room Leading to Conservatory
- Detached Single Garage & Ample Driveway Parking
- Separate Kitchen with Direct Side Access
- Shower Room Ready for Modernisation
- Sought-After Village Location in Bottesford
- Scope to Reconfigure or Extend (STPP)

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