



19 Cox Drive, Bottesford
£275,000

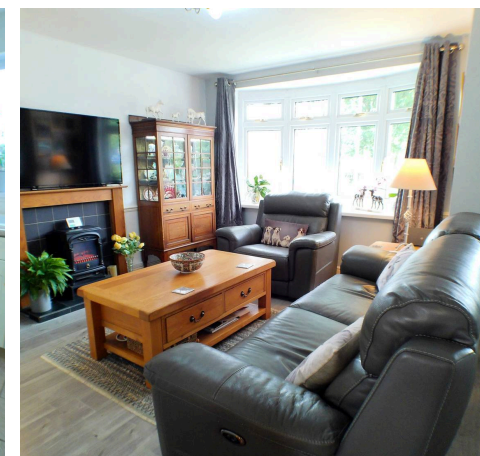
 **NEWTON FALLOWELL**

19 Cox Drive

Bottesford, Nottingham

Offered to the market is this extended, three bedroom semi-detached home. Located within the popular village of Bottesford enjoying a vast array of local amenities, road links and desirable school catchments. Accommodation comprises: Entrance hall, living room, spacious kitchen diner, snug, three bedrooms family bathroom large garage, gardens and driveway with covered carport. EPC Rating - TBC. Council Tax Band - B. Freehold. No Upward Chain. Council Tax band: B

Tenure: Freehold





Entrance

Double glazed front door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor, interior door to the living room and door to the meter cupboard.

Living Room

13' 6" x 12' 5" (4.11m x 3.78m)

A lovely light and bright primary reception room with uPVC double glazed windows to the front elevation, feature fireplace, contemporary wood effect flooring, television point and interior door to the Kitchen Diner.

Kitchen Diner

11' 8" x 16' 8" (3.55m x 5.07m)

A spacious Kitchen Diner being fitted with a good range of cream fronted base and wall mounted units with work surface over, inset ceramic sink, built-in electric fan assisted oven and grill with hob and extractor over, space and plumbing for washing machine, space for further under counter appliance, tiled flooring, doors to storage cupboards, interior door to the Garden Room and uPVC double glazed window to the rear elevation.

Snug

11' 4" x 8' 2" (3.46m x 2.50m)

UPVC double glazed windows to the side and rear elevations, television point, tiled flooring and double glazed door to the Rear Garden.

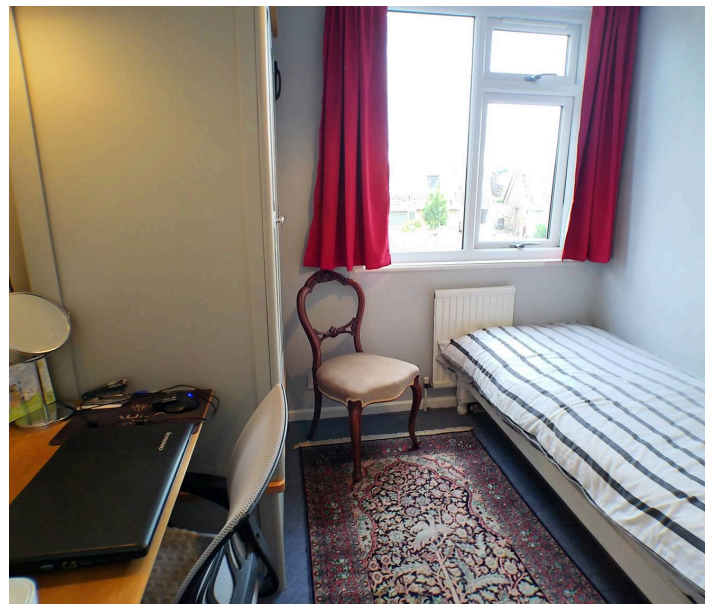
Landing

Doors to the Bedroom and Bathroom accommodation and door to good sized storage cupboard housing the gas central heating boiler.

Bathroom

5' 8" x 7' 9" (1.73m x 2.36m)

Fitted with a three piece white suite comprising: W.C., pedestal wash basin and panel bath with shower over. Two uPVC double glazed obscure glass windows to the rear elevations.





Bedroom One

10' 6" x 11' 3" (3.20m x 3.44m)

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

Bedroom Two

10' 2" x 10' 4" (3.10m x 3.16m)

UPVC double glazed window to the front.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

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

Garage

27' 1" x 8' 4" (8.25m x 2.53m)

Garage door to the front, light and power and wooden windows and door to the Rear Garden

Outside to the Front

The front garden is laid to gravel with a block paved driveway leading to a covered carport and the garage.

Outside to the Rear

The Rear Garden has been laid to lawn with a paved patio area and timber pedestrian gate leading to the side driveway.

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.

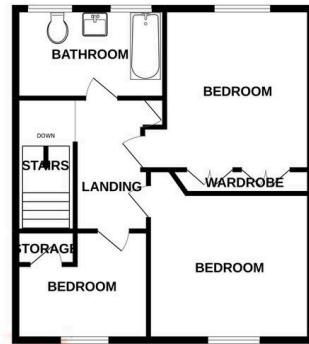
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GROUND FLOOR



1ST FLOOR



newton fallowell



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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