



- Sought After Bottesford Location
- Excellent School Catchment Area
- Detached House
- 3 Bedrooms
- Master En-suite, Family Bathroom plus Downstairs WC
- L Shaped Kitchen/Diner into Conservatory
- Walled South Facing Garden
- Off Street Parking & Garage

Baldwin Avenue, DN16 3TF,
£249,950



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Starkey&Brown are delighted to offer for sale this beautifully presented detached family home on Baldwin Avenue. The accommodation briefly comprises of 3 bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hallway, WC, lounge, open plan kitchen/diner and conservatory. The property sits on a corner plot in the sought after Bottesford location with off street parking, garage and south facing garden. An excellent location nearby to the Bottesford Beck and highly regarded schools. Internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hallway

Having front entrance door, uPVC double glazed window to the front aspect, radiator and stairs rising to the first floor with storage cupboard beneath.

Downstairs WC

3' 8" x 3' 8" (1.12m x 1.12m)

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

Lounge

15' 7" into bay x 10' 8" (4.75m x 3.25m)

Having uPVC double glazed bay window to the side aspect and radiator.

Kitchen/Diner

15' 7" x 16' 5" (4.75m x 5.00m)

Having uPVC double glazed windows to the front and side aspects, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in dishwasher and space/plumbing for white goods.

Conservatory

11' 1" x 11' 4" (3.38m x 3.45m)

Having uPVC double glazed windows to the front and rear aspects, uPVC double glazed French doors to the side aspect and ceiling spotlights.

First Floor Landing

Having loft access.

Bedroom 1

9' 7" x 11' 5" (2.92m x 3.48m)

Having uPVC double glazed window to the rear aspect, radiator, built in wardrobes, new carpet (July 2026) and door to en-suite.

En-suite

4' 9" x 7' 7" (1.45m x 2.31m)

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

Bedroom 2

12' 0" x 11' 5" (3.65m x 3.48m)

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

Bedroom 3

8' 7" x 8' 3" (2.61m x 2.51m)

Having uPVC double glazed window to the front aspect, radiator, built in over stairs storage cupboard and built in wardrobe.

Family Bathroom

9' 2" x 7' 2" (2.79m x 2.18m)

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin, WC, heated towel rail and airing cupboard.

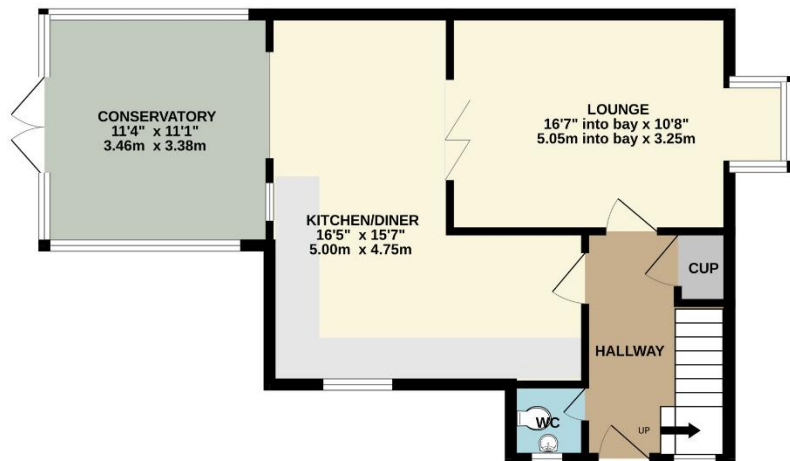
Outside

The property sits on a corner plot with off street parking, garage and an enclosed south facing garden with lawned area, paved patio area and walled surround.

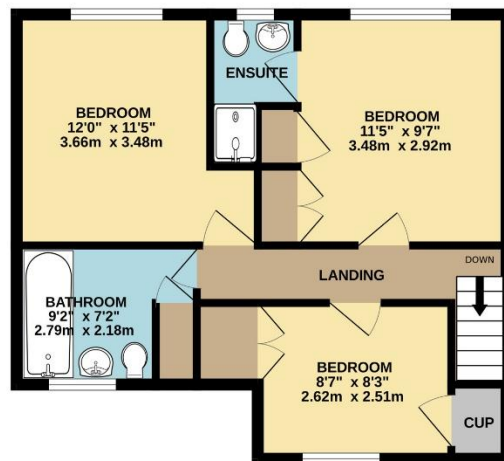




GROUND FLOOR



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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