



11 Bowbridge Gardens, Bottesford
£299,950

 **NEWTON FALLOWELL**

11 Bowbridge Gardens

Bottesford, Nottingham

Offered to the market is this Three Double Bedroom semi-detached family home. Located on a good sized plot within the popular village of Bottesford. Accommodation comprising: Entrance Porch, Entrance Hall, Kitchen, Living Room, Dining Room, Garden Room, Ground Floor Shower Room, Three Double Bedrooms, Four piece Family Bathroom, Garage, landscaped Gardens and large driveway providing off street parking for several vehicles. EPC Rating - TBC. Council Tax Band - B. Freehold.





Entrance Porch

Double glazed door, two uPVC double glazed windows, quarry tiled flooring and uPVC double glazed door and side panel into Entrance Hall.

Entrance Hall

A welcoming reception with stairs rising to the first floor, doors to the ground floor accommodation and two storage cupboard, one ideal for coat hanging with uPVC double glazed window and wood effect flooring.

Kitchen

12' 9" x 7' 10" (3.88m x 2.40m)

A light and bright Kitchen being fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine and slim-line dishwasher, space for gas cooker with extractor fan over, space for fridge freezer, tile effect flooring, cupboard housing the gas central heating boiler and two uPVC double glazed windows.

Living Room

11' 1" x 19' 9" (3.39m x 6.01m)

UPVC double glazed window to the front elevation, television point, feature gas fireplace and under stairs storage cupboard.

Dining Room

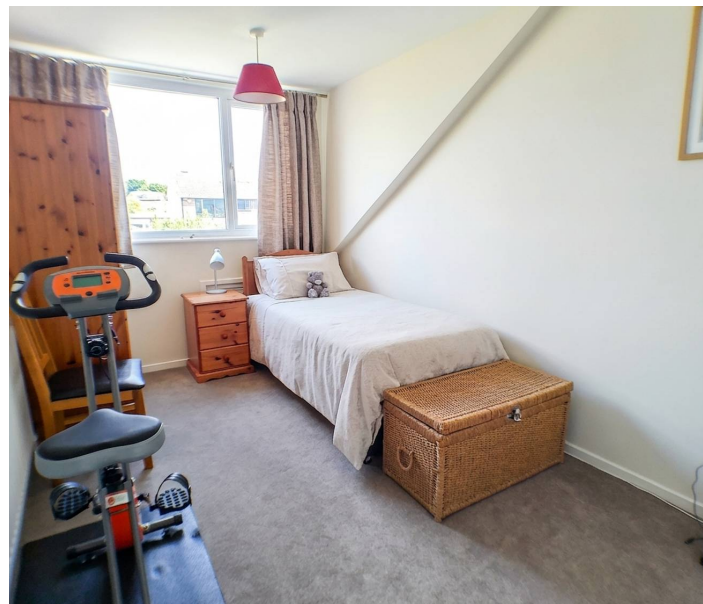
13' 0" x 11' 7" (3.95m x 3.52m)

Television point and uPVC double glazed patio doors to the Garden Room.

Garden Room

10' 7" x 9' 11" (3.22m x 3.02m)

UPVC double glazed windows and French doors to the Rear Garden, insulated roof, wall mounted electric heater and wood effect flooring.





Ground Floor Shower Room

5' 5" x 6' 5" (1.64m x 1.95m)

Fitted with a white three piece suite comprising: W.C. wash basin set into a vanity storage unit and corner shower cubicle, heated towel rail, uPVC double glazed window and tiling to floor and walls.

Landing

White panel doors to the Bedroom and Bathroom accommodation.

Bedroom One

10' 6" x 11' 2" (3.19m x 3.40m)

UPVC double glazed window to the front elevation.

Bedroom Two

8' 2" x 11' 2" (2.48m x 3.41m)

UPVC double glazed window to the rear elevation.

Bedroom Three

13' 2" x 8' 0" (4.01m x 2.43m)

UPVC double glazed window to the front elevation and built-in wardrobe.

Family Bathroom

7' 2" x 10' 1" (2.19m x 3.08m)

Fitted with a four piece suite comprising: W.C., wash basin, panel bath and walk-in double shower cubicle with chrome shower over, tiling to wet areas and uPVC double glazed window.

Garage

Pedestrian door to the front and windows.

Outside to the Front

A beautifully landscaped front garden being laid to stone with a slate chipped pathway and inset flourishing planted borders. There is large gravel driveway providing of street parking for several vehicles and gate accessing the Rear Garden.

Rear Garden

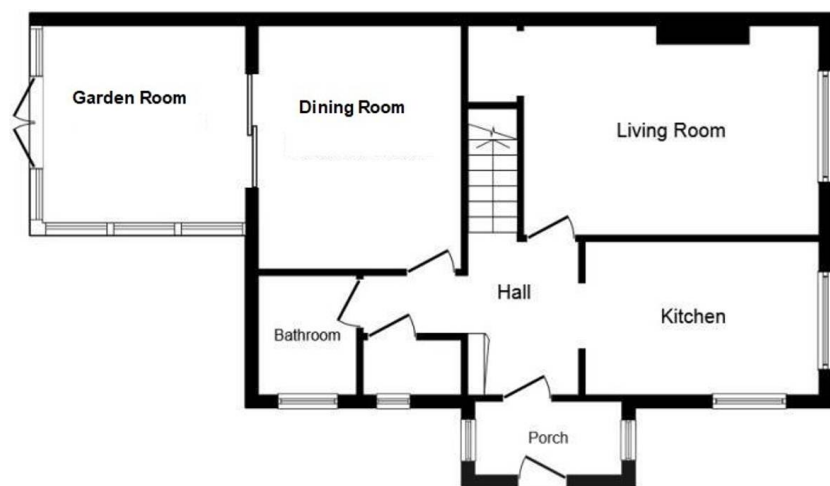
Immediately to the rear of the property is a patio area ideal for entertaining and alfresco dining leading onto a two tired shaped lawn with planted borders and inset pond.

Agents Note

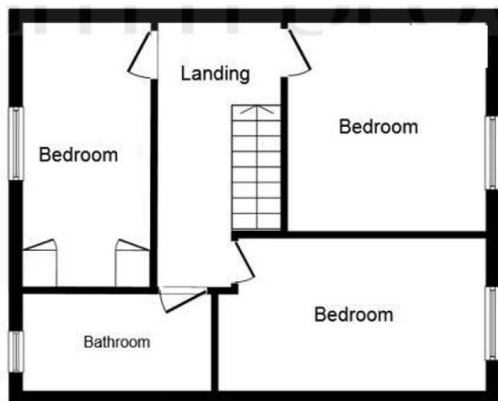
This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Low risk of surface water flooding, very low risk







Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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