



Belvoir Road, Bottesford
Nottingham, NG13 0BG



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Offers In The Region Of £325,000

Offered to the market is this beautiful, much loved Detached Character Home located just a short walk away from local amenities within the desirable village of Bottesford. Being ready to simply unpack and enjoy, seamlessly blending modern fixtures and fittings with period features this Two Double Bedroom property is ideal for those buyers looking a home in ready move in condition. Believe to have its origins as the old Toll House for Belvoir Castle this unique home offers accommodation comprising: Entrance Hall, Ground Floor Shower Room and W.C., Kitchen Breakfast Room, Living Room, Garden Room, Two Double Bedrooms, Family Bathroom and landscaped Rear Garden. EPC Rating - D. Council Tax Band - B. Freehold. No Upward Chain.

Entrance

Double glazed front door into Entrance Hall.



Entrance Hall

A light and bright welcoming reception with stone flooring, double glazed Skylight window, latch and brace wooden doors to the Kitchen, Living Room and Shower under stairs storage cupboard, solid wooden door to the Shower Room, stairs rising to the first floor and uPVC double glazed door to the Rear Garden.

Ground Floor Shower Room

Fitted with a three piece suite comprising: W.C., wash basin and shower cubicle, double glazed Skylight window and tiling to floors and wet areas.

Kitchen

12'2" x 9'5" (3.71 x 2.89)

Fitted with a good range of Shaker Style base and wall mounted units with wood effect roll top work surface over, built-in cupboard housing the gas central heating boiler (Serviced in April 2026) Inset sink and drainer, built-in slim-line dishwasher, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for fridge freezer, space for under counter appliance, tiled flooring, beamed ceiling and uPVC double glazed window to the front elevation.

Living Room

11'10" x 13'11" (3.63 x 4.26)

A light filled primary reception room with uPVC double glazed window to the side elevation, two sets of uPVC double glazed French doors leading out to the Gardens Room, feature fireplace, beamed ceiling and exposed brick work.

Garden Room

8'10" x 14'1" (2.7 x 4.31)

UPVC double glazed construction with glass roof and full opening French doors leading out to the Rear Garden.

Landing

UPVC double glazed window to the front elevation and latch and brace wooden doors to the Bedroom and Bathroom accommodation.

Bathroom

6'10" x 6'4" (2.09 x 1.94)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with shower over, heated towel rail, tiling to the floor and walls and uPVC double glazed window to the side elevation.

Master Bedroom

14'7" x 11'10" (4.45 x 3.63)

UPVC double glazed window to the rear elevation and built-in wardrobes and airing cupboard to one wall.

Bedroom Two

9'5" x 8'5" (2.89 x 2.59)

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

Outside

The property is accessed via a bespoke wrought iron gate leading to the front door, pedestrian access leads round to the Rear Garden where there is a block paved patio area ideal for entertaining and alfresco dining having shaped brick steps leading to the lawned garden with slate and planted borders and timber shed ideal for storage.

Agents Note

This property has mains gas central heating. Mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Medium risk of surface water flooding, low risk of flooding from rivers and the sea <https://check-long-term-flood-risk.service.gov.uk/risk#>



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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



