



32 Walnut Road, Bottesford
£310,000

 **NEWTON FALLOWELL**

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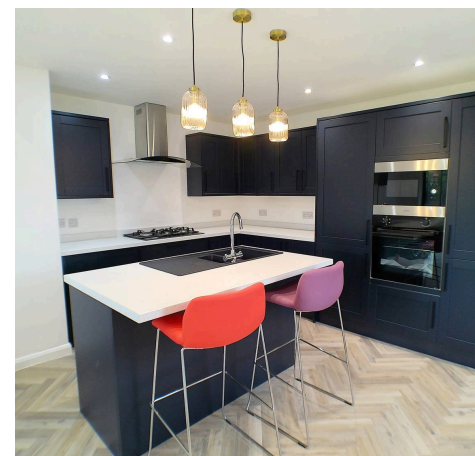
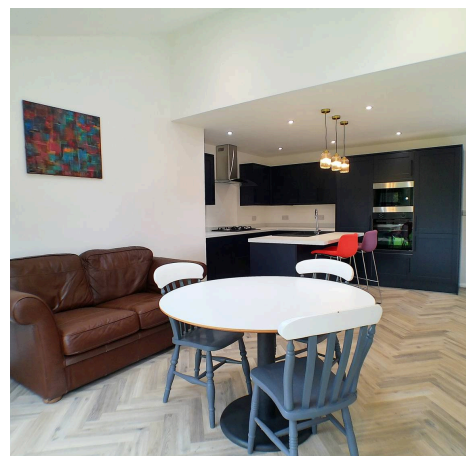
Bottesford, Nottingham

Offered to the market is this contemporary light and bright detached home. Having undergone a high level of modernisation to include: Re-wiring, new central heating boiler, new windows, new and extended kitchen diner with feature island and Bi-fold doors to the rear garden, full redecoration and flooring through out. Ideal for the buyer looking to simply unpack and enjoy village living. Located on a corner plot within a quite cul-de-sac just a short walk away from local amenities and desirable schools with accommodation comprising: Entrance hall, ground floor W.C., light and bright reception room, open plan contemporary kitchen diner, three bedrooms, modern family bathroom, garage and landscaped gardens. EPC - D. Council Tax Band - C. Freehold. No Upward Chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Double glazed front door and doors to the Ground Floor W.C. and Living Room.

Ground Floor W.C.

Fitted with a modern suite comprising: W.C. and wash basin, contemporary heated towel rail and uPVC double glazed window.

Living Room

17' 2" x 14' 2" (5.23m x 4.32m)

A light and bright primary reception room with uPVC double glazed windows to two elevations, stairs rising to the first floor and door to the Open Plan Kitchen Diner.

Open Plan Kitchen Diner

19' 0" x 14' 10" (5.79m x 4.52m)

A light and bright contemporary space, having been extended to create an open plan versatile room. Benefiting from a newly fitted kitchen comprising: Base and wall mounted units with Marble effect work surface over, feature island with space and plumbing for dishwasher or washing machine and having inset sink and drainer, built-in appliances to include: five ring gas hob with chimney hood over, electric fan assisted oven and grill, microwave and larder units. UPVC double glazed window, pitched roof with Velux Skylight and Bi-Fold doors leading out to the Rear Garden.

Landing

Doors to the the first floor accommodation and uPVC double glazed window.

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

UPVC double glazed window and built-in wardrobe and storage.

Bedroom Two

11' 3" x 8' 3" (3.43m x 2.54m)

UPVC double glazed window and built-in wardrobe.





Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)

UPVC double glazed window.

Family Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Fitted with a contemporary three piece suite comprising: P-shaped bath with glass screen and shower over, W.C. and vanity unit with inset wash basin, contemporary heated towel radiator and uPVC double glazed window.

Garage

16' 9" x 8' 5" (5.11m x 2.57m)

Up and over garage door, power and light, wall-mounted electrical consumer unit, Ideal gas central heating boiler and pedestrian door to the Rear Garden.

Outside

The property is situated on a corner plot with the front and side offering a low maintenance gravelled borders with inset shrubs and pathway leading to the front door and timber pedestrian gate leading to the Rear Garden. The Rear Garden enjoys a gravel seating areas ideal for entertaining and alfresco dining and a shaped lawn.

Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

Note

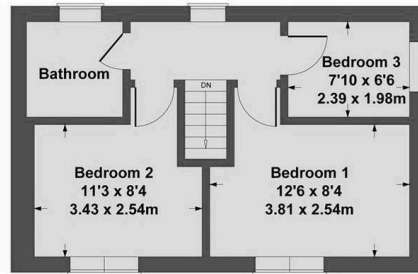
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir 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







GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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