



- CHAIN FREE!
- Semi Detached Bungalow
- 2 Bedrooms
- 17ft5 Lounge
- Fitted Kitchen & Bathroom
- Ample Off Street Parking plus Garage
- South Facing Rear Garden
- Sought After Bottesford Location

Jacklins Approach, DN16 3PG,  
Offers in the Region Of £175,000





Available to purchase with NO ONWARD CHAIN is this semi detached bungalow on Jacklins Approach, ideally located within the sought after location of Bottesford. The accommodation briefly comprises of an entrance hallway, lounge/diner, kitchen, bathroom and 2 bedrooms (with fitted wardrobes). Additional features include a modern gas central heating boiler (new 2022), off street parking for numerous vehicles, a garage and a south facing rear garden (offering an excellent degree of privacy). An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



### Hallway

Having uPVC double glazed side entrance door, two storage cupboards, radiator and loft access.

### Lounge/Diner

11' 3" x 17' 5" (3.43m x 5.30m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and feature fireplace.

### Kitchen

8' 9" x 8' 3" (2.66m x 2.51m)

Having uPVC double glazed window to the front aspect, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, gas central heating boiler (new 2022) and space/plumbing for appliances including washing machine, oven and fridge freezer.

### Bedroom 1

11' 3" x 11' 2" (3.43m x 3.40m)

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

### Bedroom 2

8' 6" x 8' 1" (2.59m x 2.46m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and fitted wardrobes.

### Bathroom

5' 2" x 5' 5" (1.57m x 1.65m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC and radiator.

### Garage

8' 8" x 17' 4" (2.64m x 5.28m)

Having up and over door, window to the side, light and power. A new garage roof was fitted in 2020.

### Outside Front

A driveway provides off street parking for numerous cars, there's also a lawned front garden, access to the garage and access to the rear garden.

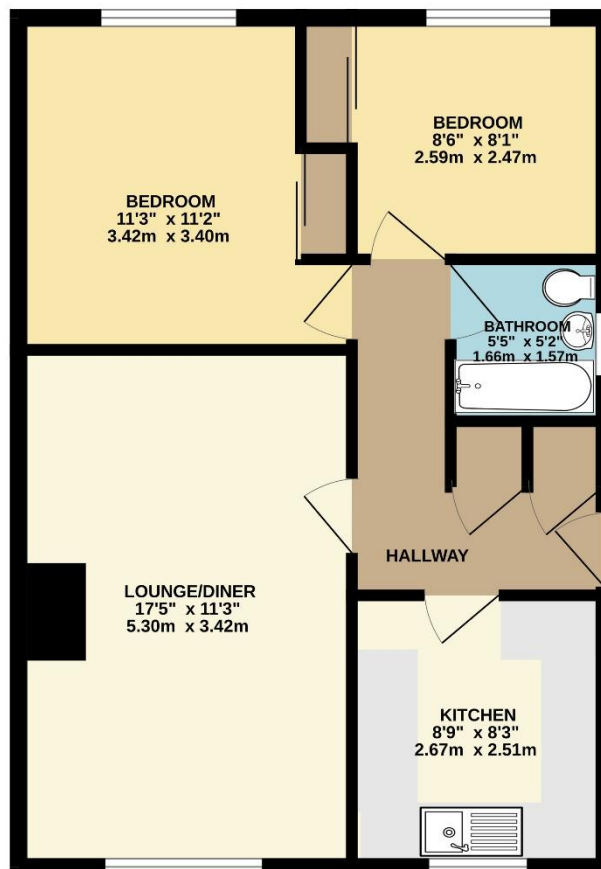
### Outside Rear

The well maintained rear garden is south facing and mainly laid to lawn with a fenced surround, greenhouse, hard standing areas and a range of plants.





GROUND FLOOR



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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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