



 3
Bedrooms

 1
Bathroom



****POPULAR BOTTESFORD LOCATION****

Well presented throughout, the semi-detached family home is a desirable purchase, with ample utilised storage space throughout, including, pantry and utility to the kitchen, under stairs storage, built in storage cupboard to the bathroom suite, and large integral storage to the third single bedroom. In addition the rear single garage provides ample storage.

Providing a homely feel throughout, the through lounge diner is well lit via bay window to the front aspect and French doors to the rear extending onto large conservatory. The wood finished kitchen is well presented and benefits integral breakfast table, gas hob, and electric oven and grill, with external access via side aspect uPVC door.

To the first floor the property benefits two double bedrooms with well proportioned third single bedroom. Wood finished bathroom boasts integral storage, double door vanity to pedestal hand basin, and over bath waterfall shower unit.

Situated in a popular location

Louise Oliver Properties is pleased to present to the market a spacious three bedroom semi-detached property, benefiting secure off road parking with rear accessible single garage with workshop space on the side, privacy to the rear with the perimeter backing onto playing fields, boasting open aspect views, presented to a high standard, the property is ready to move in to with scope to further modernise to suit own tastes.

The property boasts, spacious fitted kitchen with solid wood fronted wall and base units to the surround, integral wooden breakfast bar, and walk-in pantry and utility. Through lounge and diner features dual aspect natural light with bay windows to the front aspect and French doors to the rear leading onto well proportioned conservatory.

To the first floor the property boasts two double bedrooms, with stunning landscape views to the rear, and well proportioned third single bedroom. Three piece spacious bathroom suite benefits solid wood vanity to pedestal hand basin, wood panel bath, over bath mains connected waterfall shower, and close coupled toilet.

Externally the property boasts ample secure off road parking, with single garage with workshop space on the side to the rear featuring pit, benefiting from not being overlooked, ensuring good privacy.

The location is well served, with access to local leisure amenities including, Bottesford Beck nature reserve, and Ashby Ville lake, popular with dog walkers and families. A range of amenities serve the locality including convenience stores, newsagents, and public houses. The property is also a short drive from both the centre of Ashby and Lakeside retail park, for access to a full range of amenities. The property is situated to catchment area of good local schools including, Frederick Gough secondary school, and Holme Valley primary school. Public bus routes are nearby servicing all areas of Scutthorpe, with ease of distance to the national motorway network.

Viewings are highly recommended.

To secure a booking call today!

ENTRANCE HALL

Entrance to the front aspect of the property comprising, uPVC obscure glazed door to entry, wood laminate flooring, under stair storage, radiator, access to ground floor WC, and light to ceiling.

GROUND FLOOR WC

Located to the under stairs comprising, carpet flooring, side aspect uPVC obscure glazed window, traditional push flush toilet, wall hung hand basin, tiled surround to water sensitive areas, and light to ceiling.

LOUNGE DINER

Large open plan lounge and dining area comprises, carpet flooring, front aspect bay uPVC window, two double radiators, gas fire with marble hearth and wooden mantle, side aspect serving window, rear aspect French uPVC doors to conservatory, and dual ceiling light points.

CONSERVATORY

features laminate flooring, side aspect uPVC window through to kitchen, full PVC surround, open brickwork, clerestory windows to the side aspect, and fan light to ceiling.

KITCHEN

Well presented kitchen comprising, tiled flooring, and tiled walls to water sensitive areas, four ring gas hob, over hob extractor unit, integral electric oven and grill, wooden wall and base units, under counter storage for white goods, stainless steel one and a half sink and drainer, marble effect laminate worktops, side aspect uPVC window, uPVC door to access rear garden, integral wooden breakfast table, access to pantry and utility, and lights to ceiling.

PANTRY

Situated to the rear of the kitchen comprising, vinyl flooring, wall fixed shelving and laminate worktop.

UTILITY

Situated to the rear of the kitchen comprising, laminate flooring, laminate worktop, fixed shelving, light to ceiling and rear aspect uPVC window.

FIRST FLOOR

Stairs to first floor featuring wooden balustrades and handrail, carpet flooring throughout to landing, side aspect uPVC window, light to ceiling, and loft access.

BEDROOM ONE

Double bedroom comprising, carpet flooring, double radiator, front aspect uPVC window, and light to ceiling.

BEDROOM TWO

Double bedroom comprising, carpet flooring, rear aspect uPVC window with unobscured views, radiator, and light to ceiling.

BEDROOM THREE

Single bedroom comprising, carpet flooring, integral storage, radiator, front aspect uPVC window, and light to ceiling.

BATHROOM

Wood finish bathroom suite comprises, wooden two door one drawer vanity to pedestal hand basin, traditional push flush toilet, wood panel bath with hinged shower screen, mains connected over bath waterfall shower and dual hand held shower hose, storage cupboard with fixed shelving, laminate flooring, radiator, rear aspect obscure glazed uPVC window, tiled shower surround, and light to ceiling.

EXTERNAL

To the front aspect a large paved driveway features, extending to the rear via secure gated access, with well kept lawn.

To the rear aspect the garden features, external water supply, block paved patio, laid to lawn, a fully fenced perimeter, privacy to the rear backing onto playing fields, and single garage with workshop space on the side.

GARAGE

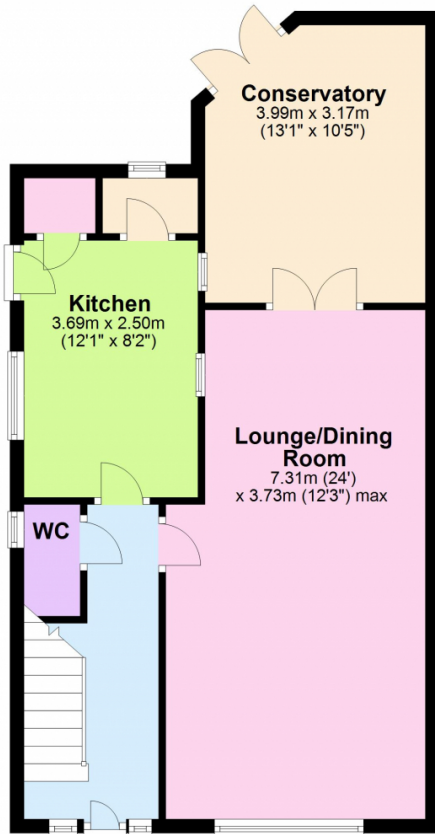
Single brick built garage with workshop space on the side comprises, up and over door, with additional access via side aspect uPVC door, mains power supply, lighting, external security lighting, and car pit.

103.1 sq. m. (1110.2 sq. ft). approx.

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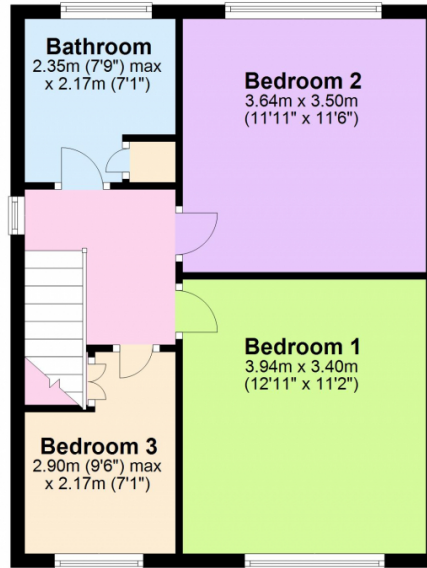
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 