



Asking Price £220,000

TENURE : FREEHOLD

Timberland, DN16

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Detached modern property in a popular location

Off road parking and garage

large garden and sun terrace

Modern fitted kitchen and diner

Well presented throughout

Ample built in storage

Louise Oliver Properties Limited
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Louise Oliver Properties is pleased to present to the market a three-bedroom detached home, located to the ever popular location of, Timberlands, Bottesford. The property sits set back to the ample driveway, with off road parking for multiple vehicles, and access to the detached single garage.

Briefly the property comprises of, entrance hall opening via front aspect uPVC door, with stairs to first floor, and exiting to the family lounge. Lounge comprises of a feature bay fronted window, with well accommodating proportions for three piece lounge suite, overlooking the kitchen and dining area via internal glazed double doors. The open plan kitchen - diner boasts modern presentation featuring, gloss wall and base storage, ambient lighting, breakfast bar to marble effect worktops, built in oven, grill, hob, and extractor unit, and exiting to the rear garden. The first floor boasts two double bedrooms and a third large single bedroom, all boasting ample room for freestanding bedroom furniture. The modern bathroom features, combination vanity, mains fed shower, and glazed tiling to the walls. externally the property features ample off road parking and garage, secure enclosed rear garden, and raised sun terrace.

Located within Bottesford, the property offers walking distance to good local primary and secondary schools, Bottesford Beck, Ashby Ville Nature Reserve, convenience stores, parks, and public bus route. The property sits a short distance from major retail outlets and supermarkets in the local area, with a good distance to the nearby national motorway service, for those looking to commute.

Viewings are available immediately and highly recommended.

ENTRANCE

Opening to the entrance hall via front aspect uPVC door comprising, wood laminate flooring, radiator, light to ceiling, and exiting to carpeted stairs to first floor, and lounge.

LOUNGE - 4.86m x 3.16m

Spacious lounge with bay fronted uPVC window, rear interior glazed doors overlooking dining area, carpeted flooring, radiator, and light to ceiling.

KITCHEN - DINER - 2.80m x 4.53m

Modern open plan kitchen and dining area comprising, ample room for family dining table, gloss fronted soft close wall and base, marble effect worktop surround, breakfast bar, feature ceiling light to dining area, and spotlighting to kitchen ceiling, ambient under counter lighting, one and a half composite sink and drainer, induction hob and over hob extractor, built in oven, tiled walls to worktop surround, under counter space for freestanding white goods, space for freestanding upright fridge freezer, and built in under stair storage, with exits to the rear garden via double uPVC doors.

BEDROOM ONE - 4.48m x 2.69m

Double bedroom comprising of, carpeted flooring, front aspect uPVC window, radiator, and light to ceiling.

BEDROOM TWO - 3.47m x 2.65m

Double bedroom comprising of, carpeted flooring, rear aspect uPVC window, and light to ceiling.

BEDROOM THREE - 2.93m x 1.78m

Single bedroom comprising of, carpeted flooring, front aspect uPVC window, radiator, and light to ceiling.

BATHROOM - 1.95m x 1.78m

Modern bathroom suite features gloss tiling to the walls, wood effect flooring, back to wall combination vanity to low flush hidden waste cistern and ceramic hand basin, panel bath with over bath mains fed shower, and glazed shower screen, anthracite towel radiator, rear aspect obscure glazed uPVC window, and spot lighting to PVC ceiling.

EXTERNAL

The front aspect benefits a walled perimeter with accessible off road parking extending to the rear aspect, and feature security lighting.

The rear aspect benefits a large garden space to include, raised sun terrace, paved patio, gated access, and fenced perimeter.

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Louise Oliver Properties Limited

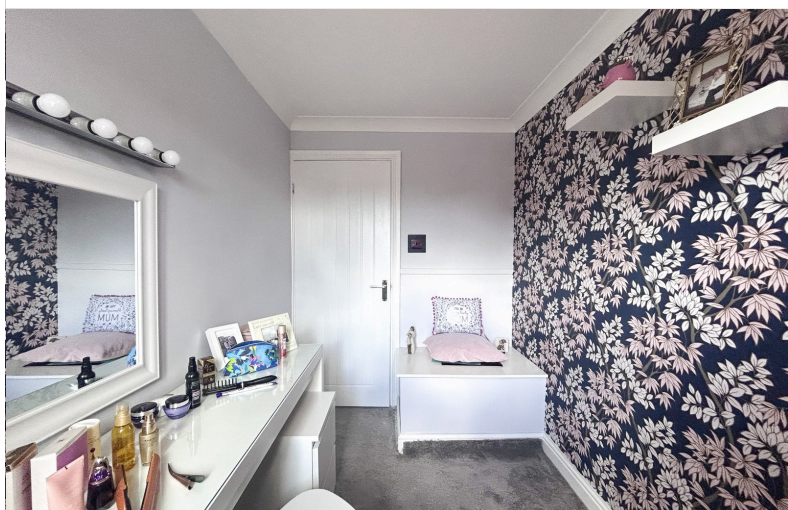
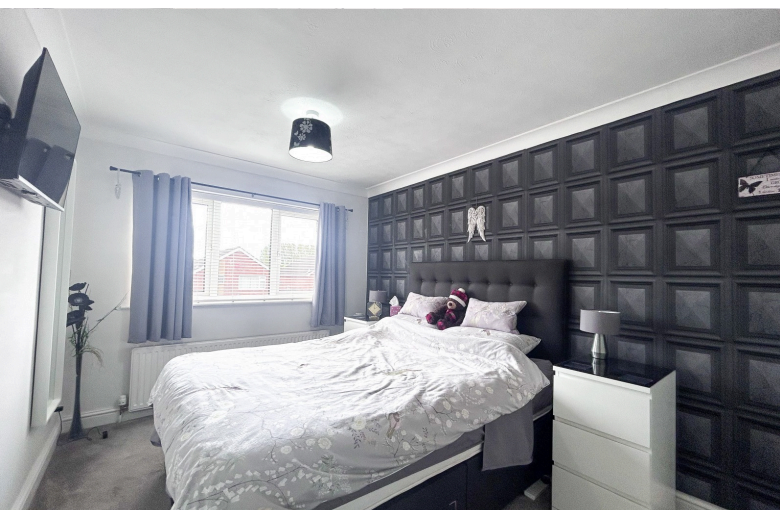
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 84 |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Timberland, DN16