



CHALLANDS DRIVE, BOTTESFORD

Asking Price Of £375,000

Four Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY AND GARAGE

LANDSCAPED REAR GARDEN

GOOD COMMUTER LINKS

NHBC WARRANTY

FOUR DOUBLE BEDROOMS

VILLAGE WITH AMENITIES

VALE OF BELVOIR

COUNCIL TAX BAND D

01664 566258

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Built in 2021 by Miller homes, four bedroom detached house situated in the well serviced village of Bottesford. The village has both primary and secondary schools, local shops, doctors surgery, dentist, public houses, restaurants and its own railway station with links to Nottingham and Grantham which in turn has gives a fast rail link to London's king cross.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, and kitchen diner to the ground floor. Four good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a landscaped rear garden.

ENTRANCE HALL Glazed door into the entrance hall having a return staircase rising to the first floor landing, under stairs storage cupboard, radiator and carpet flooring.

CLOAKROOM Comprising of a close coupled WC, wash hand basin, radiator, obscure glazed window and vinyl flooring.

LOUNGE 18' 0" x 11' 8" (5.51m x 3.56m) Nicely proportioned room having a window to the front aspect, radiators and carpet flooring.

KITCHEN/DINER 21' 1" x 11' 3" (6.43m x 3.45m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl sink and drainer unit. Integrated appliances to include; eye level double oven, gas hob, extractor hood, dishwasher, washer dryer and fridge freezer. Window over looking the rear garden, vinyl flooring, radiator, French doors opening onto the patio in the dining area.

LANDING Taking the stairs from the entrance hall to the first floor landing, having a window to the side aspect, airing cupboard, loft hatch and doors off to;

BEDROOM ONE 12' 11" x 11' 5" (3.96m x 3.48m) Having a window to the front aspect, radiator, carpet flooring and door to the ensuite.

ENSUITE Comprising of a walk-in shower cubicle, wall mounted wash hand basin, close coupled WC and vinyl flooring.

BEDROOM TWO 11' 5" x 8' 7" (3.48m x 2.64m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM Comprising of a panel bath with shower over, wall mounted wash hand basin, close coupled WC, radiator, obscure glazed window and vinyl flooring.

BEDROOM THREE 12' 0" x 8' 9" (3.68m x 2.69m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 9' 6" x 9' 1" (2.92m x 2.79m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Having gravel beds to the front with a paved pathway to the front door, tarmac drive to the side providing ample off road parking and access to the garage, side gate to the rear garden.

GARAGE 19' 5" x 9' 10" (5.94m x 3m) Having an up and over door, power and light connected.

REAR GARDEN Having a paved patio adjacent to the house, water tap and electrical sockets, formal lawn with planted borders, decorative arched planter, raised flower beds and a decked seating area. Wood panel fencing to the boundary and gate to the drive.

MANAGEMENT CHARGE There is a service charge to maintain the communal areas of £125.00 a year. This information was obtained from the seller. This charge covers maintenance of the developments green areas.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

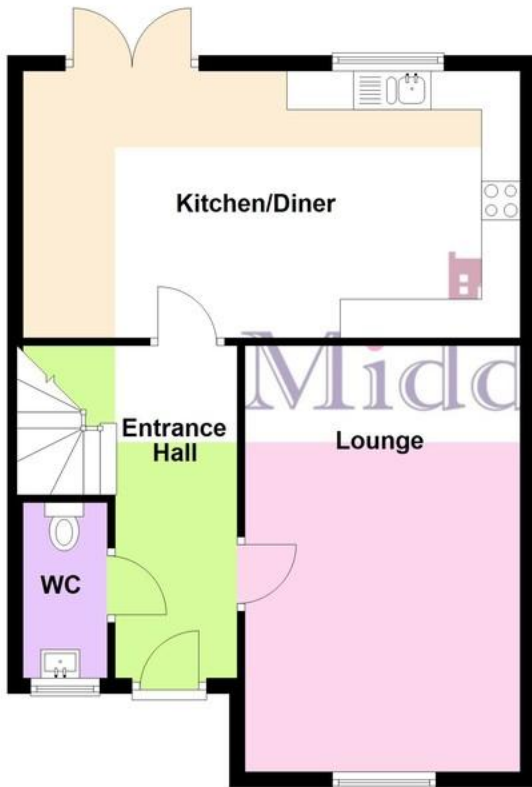
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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	83	
(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	
WWW.EPC4U.COM			

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THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.