



**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 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 oak flooring.

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

**LOUNGE** 18' 0" x 11' 8" (5.51m x 3.56m) Nicely proportioned room having a window to the front aspect, radiators and sisal natural 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, oak 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** 3' 10" x 8' 5" (1.18m x 2.57m) 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** 6' 7" x 7' 8" (2.02m x 2.36m) 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. Wood panel fencing to the boundary and gate to the drive.

**MANAGEMENT CHARGE** There is a service charge to maintain the communal areas of which has previously been £125.00 a year. This charge covers maintenance of the developments green areas. This is currently under review, new information will be provided as soon as possible. This information was obtained from the seller.

**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.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

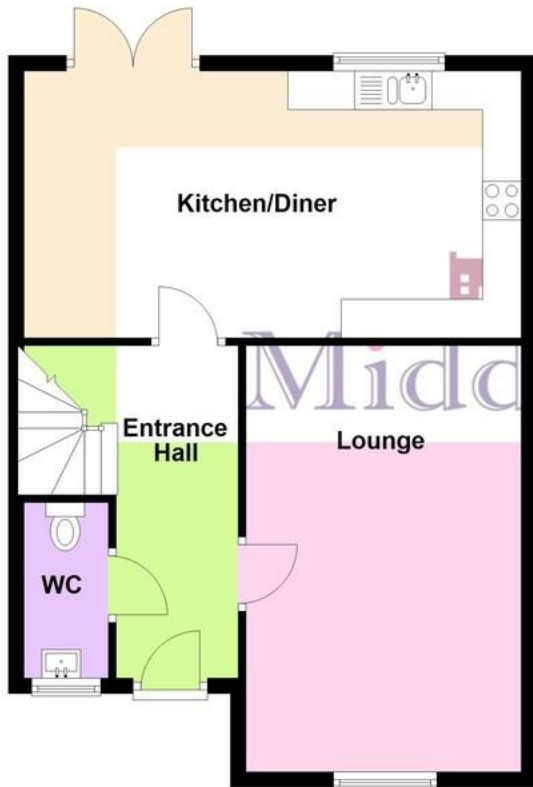
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## Ground Floor



## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 are 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.