



17 Fleming Avenue, Bottesford,
Nottingham, Nottinghamshire, NG13 0ED

£295,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase an extended and reconfigured detached bungalow, occupying a pleasant established plot within this popular area of the village.

The accommodation offered is particularly versatile in its layout comprising initial entrance hall leading into a spacious living/dining room, open plan dining kitchen with aspect into the rear garden. An inner hallway leads to conservatory at the rear as well as three bedrooms, two being generous doubles, plus the bathroom.

The property appears to have been well maintained over the years but it is fair to say is ready for a general programme of modernisation but this will allow any purchaser to place their own mark on a home.

The property occupies a pleasant plot set back behind an open plan frontage with block set driveway and attached garage, with pleasant established garden at the rear.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

9'0 x 8'7 (2.74m x 2.62m)



Having coved ceiling, central heating radiator, UPVC double glazed windows and door to:

SITTING ROOM

18'10 x 11'10 (5.74m x 3.61m)



A well proportioned main reception having UPVC double glazed bow window to the front, feature stone faced fireplace with slate hearth and electric fire, central heating radiator, dado rail, coved ceiling.

DINING KITCHEN

17'8 x 12'2 (5.38m x 3.71m)



Having initial dining/breakfast area which is open plan to the kitchen, having central heating radiator, dado rail and coved ceiling, built in storage cupboard and open doorway leading through into the kitchen area.



The kitchen is fitted with a generous range of wall, base and drawer units, laminate preparation surfaces with inset resin sink and drainer unit, tiled splashbacks, space for free

standing gas or electric cooker, plumbing for washing machine, space for further under counter appliance, tiled floor, coved ceiling, UPVC double glazed exterior door and window overlooking the rear garden.

From the dining area of the kitchen a multi-pane door leads through into:

INNER HALLWAY

7'7 max x 5'10 max (2.31m max x 1.78m max)

Having built in airing cupboard also housing the Baxi gas central heating boiler with storage cupboard over, coved ceiling, access to loft space and door to:

BEDROOM 1

10'6 x 13'0 (3.20m x 3.96m)



Having aspect to the rear, central heating radiator and double glazed window.

BEDROOM 3

9'2 x 7'3 (2.79m x 2.21m)



Ideal as a single bedroom or home office having central heating radiator and double glazed window to the side.

BATHROOM

7'10 max x 7'10 (2.39m max x 2.39m)



Having enamelled bath with wall mounted shower mixer and glass screen, mid flush wc, pedestal wash basin, central heating radiator, wall mounted shaver point and double glazed window to the side.

From the inner hallway a door gives access to:

REAR ENTRANCE HALL

13'3 x 2'10 (4.04m x 0.86m)

Having coved ceiling, access into the conservatory and further door to:

BEDROOM 2

10'8 x 9'2 (3.25m x 2.79m)



Having pleasant aspect into the rear garden, central heating radiator and double glazed window.

CONSERVATORY

12'0 x 7'6 (3.66m x 2.29m)



Having tiled floor, central heating radiator, double glazed windows with opening toplights, single French door leading into the rear garden.

EXTERIOR

The property occupies a pleasant plot generous by modern standards, having open plan frontage with driveway providing off road car standing and leading to an:

ATTACHED GARAGE

15'10 x 8'3 (4.83m x 2.51m)

Having up and over door, power and light, housing the electrical consumer unit and meter, gas meter, UPVC double glazed courtesy door to the side.

REAR GARDEN



A courtesy gate to the side gives access into the rear garden having initial paved terrace to the side and rear leading onto a mainly lawned garden with well stocked perimeter borders with established trees and shrubs, greenhouse and timber storage shed.



COUNCIL TAX BAND

Melton Borough Council - Tax Band C.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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