



2 Old School Lane  
Bottesford, DN16 3RD  
£435,000

*Bella*  
properties



**Presenting a rare opportunity to acquire a stunning detached house for sale, located in the highly sought-after location of Old School Lane, Bottesford. This unique property is tucked away in a beautiful cul-de-sac and is perfectly suited for families!**

**This home benefits from three well-appointed reception rooms, four impressive bedrooms, the master featuring its own en-suite, a modern kitchen complete with a kitchen island, a separate utility and W/C and gorgeous gardens, as well as plenty of off road parking and a detached, double garage.**

**Viewings are now available on this desirable home and come highly recommended to appreciate what is to offer!**



**Entrance Hall** 17'11" x 7'4" (5.47 x 2.26)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the cloakroom, kitchen and living room. Carpeted stairs lead to the first floor accommodation.

**Living Room** 19'7" x 11'11" (5.98 x 3.65)

Carpeted with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood effect surround. uPVC window faces to the front of the property, internal door leads to the sitting room.

**Sitting Room** 12'10" x 13'6" (3.92 x 4.12)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. uPVC sliding doors lead to the rear garden.

**Dining Room** 11'10" x 12'0" (3.62 x 3.66)

Carpeted with coving to the ceiling, central heating radiator and uPVC sliding doors lead to the rear garden.

**Kitchen** 14'10" x 10'9" (4.54 x 3.29)

Wooden flooring with spotlights, central heating radiator and uPVC windows facing to the rear and side of the property. Base height and wall mounted units with complimentary wooden counter tops, tiled splashbacks, central island, integrated oven and electric hob, integrated sink and drainer and space and plumbing for dishwasher.

**Cloakroom** 4'11" x 10'0" (1.5 x 3.07)

Additional storage space.

**Utility** 9'3" x 5'10" (2.82 x 1.78)

Vinyl effect flooring with central heating radiator, uPVC window facing to the side of the property and external door giving access to the rear of the property. Base height units with complimentary wooden countertop, tiled splashbacks, integrated sink and drainer with space and plumbing for washer and dryer.

**W/C** 5'10" x 6'5" (1.78 x 1.97)

A two piece suite consisting of toilet and sink with vanity unit. Includes storage cupboard. uPVC window faces to the side of the property.

**Landing** 11'4" x 11'6" (3.46 x 3.52)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Internal doors lead to all four bedrooms and family bathroom.

**Master Bedroom** 12'7" x 10'11" (3.84 x 3.34)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Includes built in storage. Internal door leads to the en-suite.

**En-Suite** 5'3" x 7'6" (1.61 x 2.31)

A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

**Bedroom Two** 10'10" x 11'11" (3.31 x 3.65)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Three** 8'5" x 11'10" (2.59 x 3.63)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Bedroom Four** 8'0" x 12'5" (2.44 x 3.79)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Includes built in wardrobes.

**Bathroom** 7'6" x 8'6" (2.31 x 2.6)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

**External**

The front and rear both benefit from extremely well maintained generously sized lawned gardens with established shrubs and borders. To the side of the property is a driveway offering off road parking, which leads to the detached, double brick built garage. The rear garden also benefits from a patio and decking seating area.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

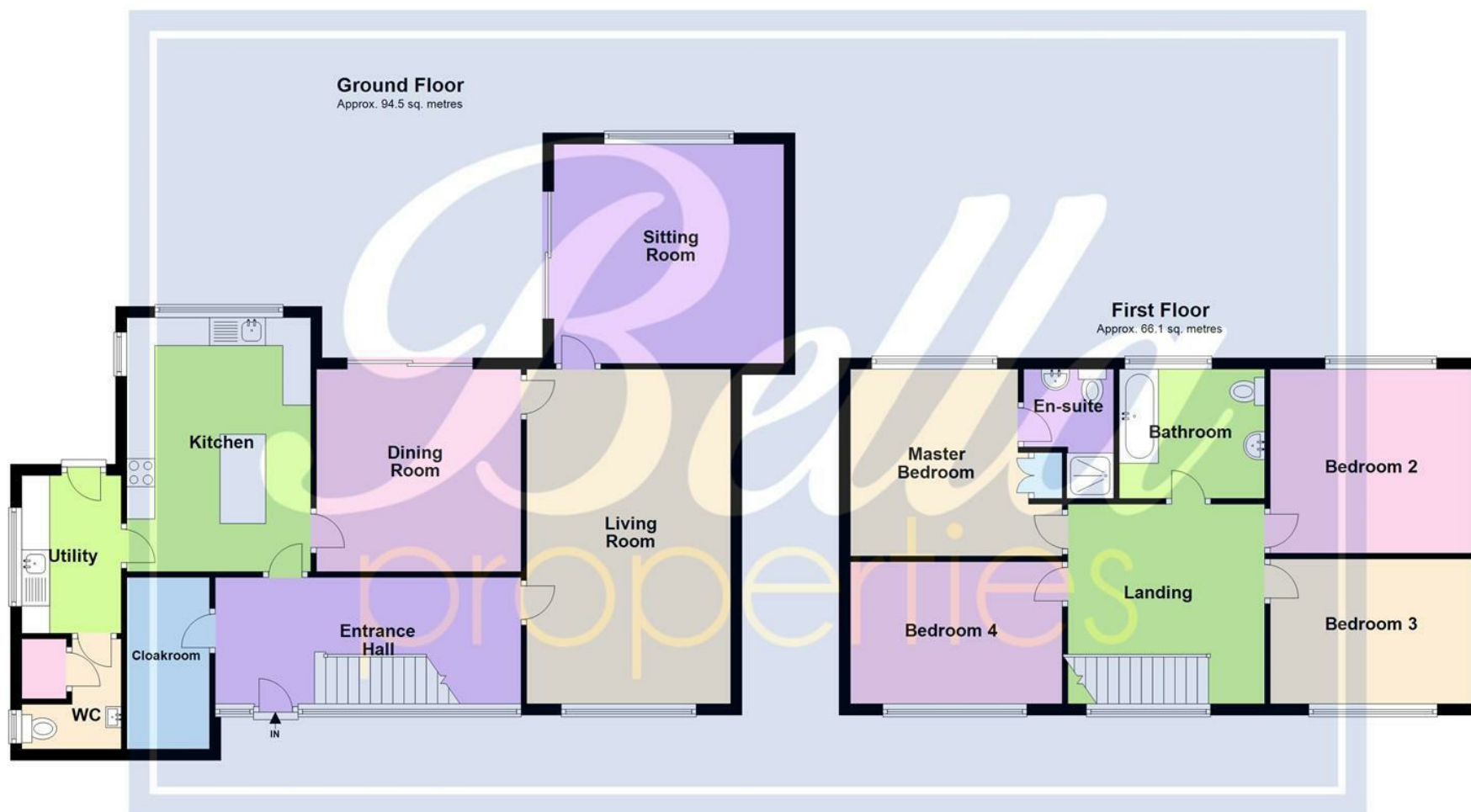












Total area: approx. 160.6 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		