

Pygott & Crone

3 Bowbridge Gardens

Bottesford, Nottingham, Nottinghamshire, NG13 0AZ

Guide Price

£280,000

2 Bedroom Detached Bungalow

- Freehold
- Sought After Village Location
- Detached Bungalow
- Modernised Throughout
- 2 Double Bedrooms
- Stunning Bespoke Fitted Kitchen
- Contemporary Shower Room
- Driveway & Garage
- Enclosed Rear Garden
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 3 Bowbridge Gardens, Bottesford, Nottingham, Nottinghamshire, NG13 0AZ





Overview

GUIDE PRICE: £280,000 - £285,000 *Beautifully Well Presented Detached Bungalow in Sought After Village Location*Introducing this beautifully modernised detached bungalow set within a sought-after village of Bottesford set on the outskirts of the Vale of Belvoir. This two-bedroom property sits on a generous, level plot, offering a perfect blend of comfort, convenience, and style. The bungalow perfectly combines contemporary features with a peaceful village setting while still being within easy reach of essential amenities and transport links.

The bungalow boasts a thoughtfully updated interior, featuring a bespoke kitchen, a sleek contemporary shower room, and neutral décor throughout, making it ready to move in. Recent upgrades include modernised electrics, a new gas central heating system, and the addition of smart meters for efficient energy management.





Upon entering, you're welcomed by an enclosed storm porch leading to an inviting L-shaped hallway. The spacious living and dining room is filled with natural light, courtesy of a large picture window to the front aspect. The two double bedrooms provide ample accommodation, while the tastefully designed kitchen and shower room add a touch of luxury. The kitchen has been beautifully fitted with a generous range of handmade bespoke Shaker style kitchen units finished in heritage style colours, reclaimed timber preparation surfaces providing an excellent working area.

Externally, the property benefits from extensive off-road parking, a detached garage, and a meticulously maintained rear garden that extends approximately 75ft, perfect for gardening enthusiasts or those who simply wish to enjoy outdoor relaxation. The westerly aspect ensures plenty of afternoon and evening sunshine, with a charming terrace offering the ideal spot for outdoor dining or entertaining.





Bottesford is a thriving village with a strong community feel, offering a range of local shops, reputable schools, medical facilities, and several pubs and restaurants. For commuters, excellent transport connections are available, including a local railway station with links to Nottingham and Grantham, from where London's Kings Cross is just over an hour away. The property is also well-positioned for access to the A52, A46, and A1, providing easy road connections.

This home perfectly balances modern living with a desirable village lifestyle. Viewing is highly recommended to appreciate all that this exceptional property has to offer.

To respect the owner's wishes and ensure viewings are comfortable, appointments are limited to a maximum of Two people per viewing. We kindly ask that only those directly involved in the purchase attend. Thank you for your understanding and cooperation.







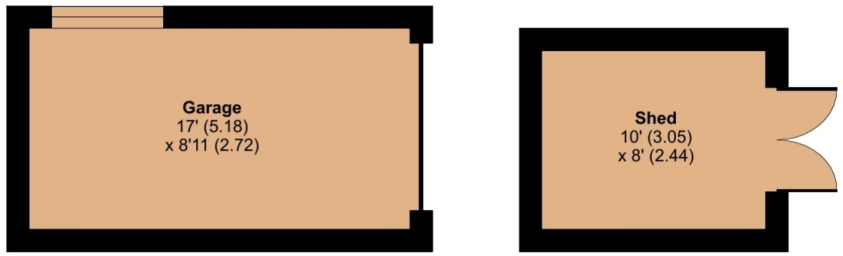


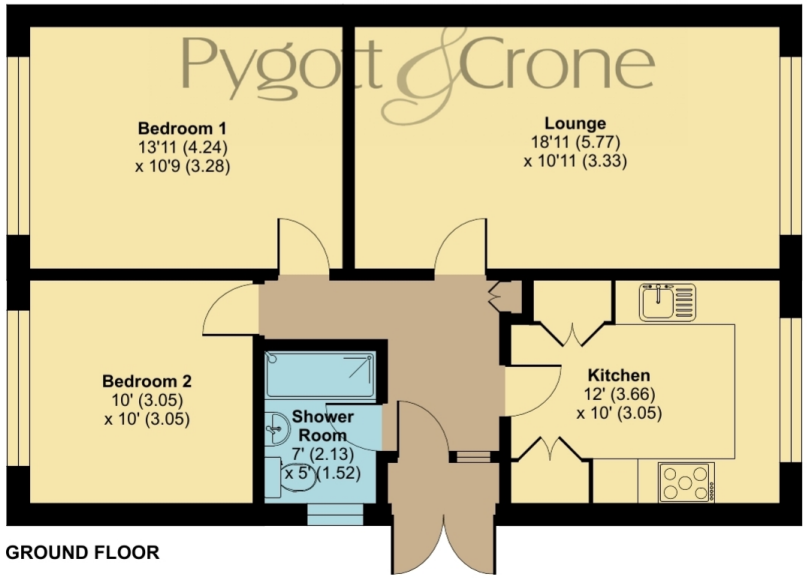




Bowbridge Gardens, Bottesford, Nottingham, NG13

Approximate Area = 714 sq ft / 66.3 sq m
Garage = 153 sq ft / 14.2 sq m
Shed = 80 sq ft / 7.4 sq m
Total = 947 sq ft / 87.9 sq m
For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1219166

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Beatrice Lammond

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.

Pygott & Crone

3 Bowbridge Gardens, Bottesford
is on the market with our Grantham branch

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