





- CHAIN FREE!
- Sought After Bottesford Location
- Fantastic Family Home
- 4 Bedrooms
- 2 Bathrooms
- Multiple Reception Rooms
- Spacious Front & Rear Gardens
- Off Street Parking & Garage

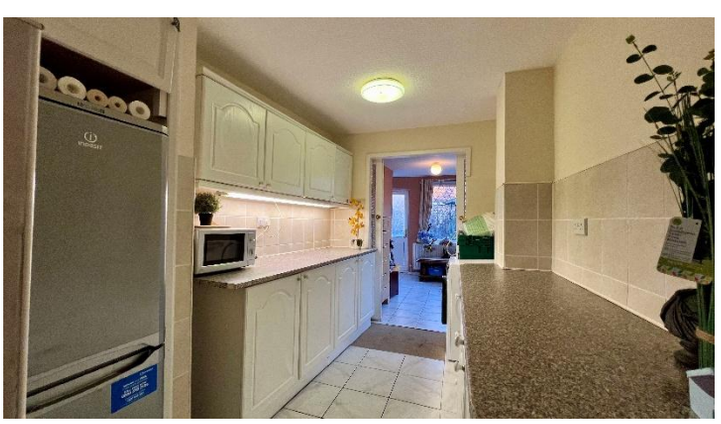
Clare Crescent, DN16 3LR,
£275,000

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Offered for sale with NO ONWARD CHAIN in a prime Bottesford position, this detached house on Clare Crescent comes to the market as a rare opportunity to purchase a spacious family home in this quiet location. The internal accommodation briefly comprises of 4 bedrooms, family bathroom and separate WC to the first floor, whilst the extensive ground floor layout includes an entrance hallway, lounge overlooking the front and rear gardens, kitchen with breakfast bar, dining room, utility room, conservatory, versatile room previously used as a play room, shower room and separate WC with a sauna. Outside the property has off street parking, garage and good size front/rear gardens. The property overlooks Chancel Park, ideal for families or dog walks, and also benefits from excellent schools nearby along with further amenities. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D






Entrance Hallway
Having uPVC double glazed door to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge
11' 5" x 19' 0" (3.48m x 5.79m)
Having uPVC double glazed window to the front aspect, sliding doors leading onto the rear garden, radiator, feature gas fire and coved ceiling.

Dining Room
10' 5" x 10' 1" (3.17m x 3.07m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and opening into kitchen.

Kitchen
10' 5" x 14' 3" (3.17m x 4.34m)
Having uPVC double glazed window to the rear aspect, radiator, ceiling spotlights, built in cupboard, a range of wall and base units with work surfaces over, breakfast bar, inset sink/drainer unit and space for oven.

Utility Room
7' 4" x 13' 7" (2.23m x 4.14m)
Having uPVC double glazed door to the front aspect, radiator, a range of wall and base units with work surfaces over and space/plumbing for white goods.

Play Room
6' 3" x 11' 1" (1.90m x 3.38m)
Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed door to the rear aspect and radiator.

Conservatory
6' 5" x 11' 7" (1.95m x 3.53m)
Having uPVC double glazed windows surrounding and uPVC double glazed French doors to the side aspect.

Downstairs Shower Room
3' 9" x 4' 1" (1.14m x 1.24m)
Having corner shower cubicle.

Downstairs WC/Sauna
4' 7" x 7' 3" (1.40m x 2.21m)
Having uPVC double glazed window to the rear aspect, WC, wash hand basin and sauna.

First Floor Landing
Having loft access and built in cupboard.

Bedroom 1
11' 1" x 7' 7" (3.38m x 2.31m)
Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in furniture.

Bedroom 2
11' 1" x 8' 9" (3.38m x 2.66m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in furniture.

Bedroom 3
9' 5" x 9' 8" (2.87m x 2.94m)
Having uPVC double glazed window to the side aspect, radiator and built in cupboard.

Bedroom 4
6' 10" x 7' 4" (2.08m x 2.23m)
Having uPVC double glazed window to the front aspect, radiator and built in wardrobes.

Family Bathroom
10' 1" x 5' 2" (3.07m x 1.57m)
Having uPVC double glazed window to the rear aspect, freestanding bath, wash hand basin set in vanity unit and radiator.

WC
Having uPVC double glazed window to the side aspect and WC.

Garage
8' 9" x 13' 4" (2.66m x 4.06m)
Having up and over door, light and power.

Outside Front
Having off street parking, garage and a lawned garden.

Outside Rear
The rear garden is mainly laid to lawn with a fenced surround, paved areas, a range of plants/shrubs/trees, shed and gated access to the park.







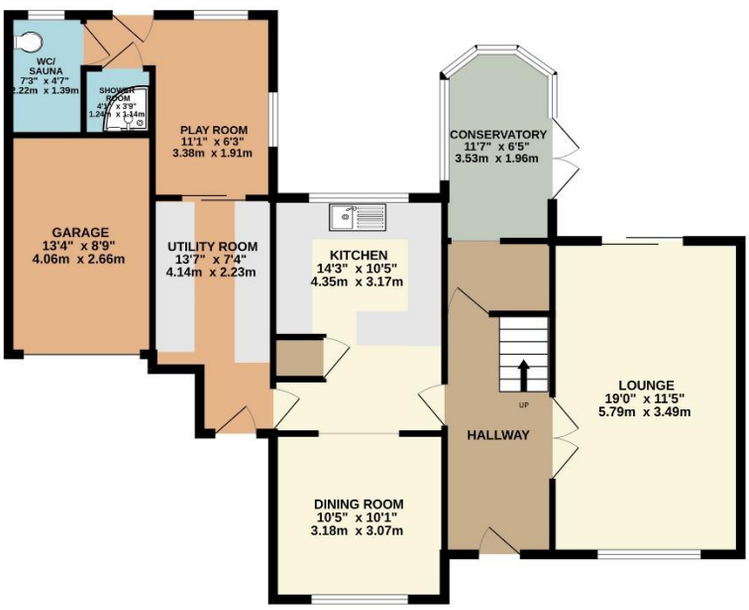


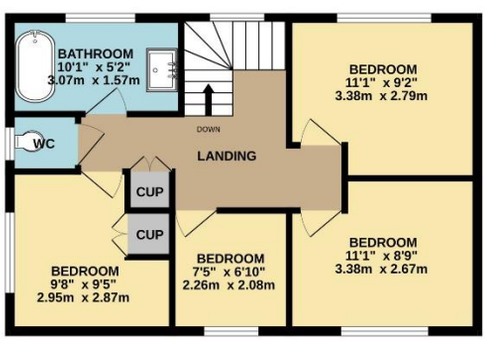




GROUND FLOOR

1ST FLOOR





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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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