



7 Grantham Road
Bottesford | Leicestershire | NG13 0DF

FINE & COUNTRY



Step inside

7 Grantham Road

FORMER RED LION DEVELOPMENT

Precise and meticulous workmanship by Elms Developments has created three stunning new homes where no stone has been left unturned. The result are properties that offers the advantages and character of a village home with the benefits that one would expect when purchasing a comparable new build property. Each home, due to be complete by early 2023, offers beautifully presented accommodation which oozes luxury throughout and when viewing these stunning homes, you will instantly appreciate the attention to detail and use of high quality fixtures and fittings.

ACCOMMODATION

7 Grantham Road is a superb new build home, with first class accommodation arranged over three floors extending to approximately 2314 sq. ft. Entered via a bespoke oak porch, to the ground floor a large reception room and a generous living kitchen to the rear, benefitting from French doors providing access to the gardens. The ground floor accommodation is completed with practicalities including a utility room and guest cloakroom. To the first floor are three double bedrooms, one of which has the benefit of a dressing room and en-suite shower room, the other two sharing the use of a high quality family bathroom. The second floor is dedicated to the main bedroom suite, with luxurious en-suite shower room and dressing room.

Outside the property will enjoy landscaped gardens and off road parking. Gardens will feature brick built garden boundary walls finished with Ancaster coping stone. There is space for a carport/garage subject to relevant planning permissions.

SPECIFICATION / EFFICIENCY

The property will be finished to the highest standard. Bespoke kitchen and bathrooms with 'high end' fixtures, Bosch appliances and Quartz worktops. Central heating is via an air source heat pump. The property will benefit from an NHBC 10 year warranty.

LOCATION

Bottesford is a thriving village which offers a wide variety of day-to-day services and amenities including village shops, pubs, medical centre, dentists, and vets. The village is within catchment for high grade schooling. For the commuter the property offers ease of access to the A52 and A1 opening to the regions national and retail centres. For those needing to travel further afield swift rail access to the City of London can be found in Grantham.

SERVICES

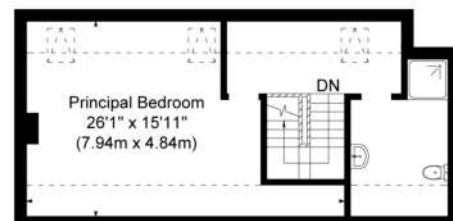
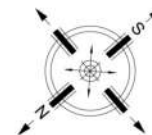
Air source heat pump, mains water, electricity, and drainage.

TENURE

Freehold

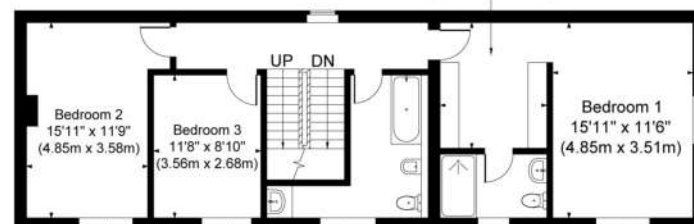
Bottesford
Approximate Gross Internal Area = 215 sq.m/2314 sq.ft

Plot 3

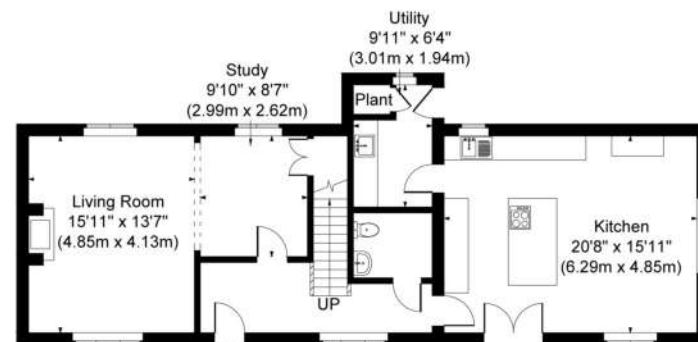


Second Floor

10'4" x 8'8"
(3.15m x 2.65m)

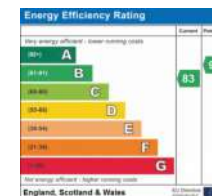


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2022





Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds NG12 5SE
0115 9822824 | nottingham@fineandcountry.com