



6 Ash Grove

BOTTESFORD

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Bottesford, Nottingham,
NG13 0FR

This impeccable detached property has been extensively renovated during the current owners 6 year tenure including the replacement of all windows, fitting of the new kitchen and ensuite along with a new boiler fitted in 2020.

They have created a truly beautiful family home with two reception rooms, a modern dining kitchen, four bedrooms with ensuite to master and family bathroom. The plot is well positioned to afford the delightful rear garden excellent privacy whilst providing ample off-street parking to the front.

ground floor

The front door opens into a lovely reception hall that provides access to all the ground floor rooms, with stairs rising to the first floor. Understairs cupboards provide excellent storage space and there is further space for a freestanding unit to the rear of the stairs.

White tile flooring extends through the hall into the fantastic dining kitchen that spans the entire rear of the property. Fitted with a range of Magnet modern shaker, navy base and wall cabinetry adorned with Howdens copper furnishings, under Minerva composite, light marble effect countertops, the kitchen provides both excellent preparatory and storage space. Elegant styling continues into the subway tiling with copper trim edging that perfectly mirrors the copper mixer tap over the inlaid sink.



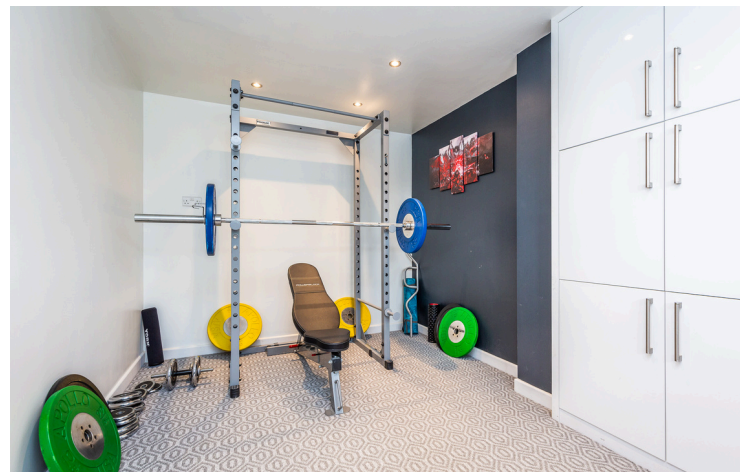


High quality culinary appliances include a Samsung single dual oven with microwave over, Samsung induction 4 ring hob with Samsung extractor fan over, dishwasher and integrated fridge/ freezer making this space a chef's dream. The quality of appliances continues into the laundry facilities with integrated Hoover washing machine and tumble dryer. There is also plenty of space for a large dining table. A door to the garden from the kitchen end of the room is perfect for taking washing straight out to the line from the washing machine, whilst combined with French patio doors at the dining end of the room creates a fabulous flow for indoor/ outdoor entertaining.

To the front of the property are two fabulous reception rooms. On the left is the well-proportioned formal living room with beautiful bay window and inset TV and soundbar/ accessory space in the former chimney breast. Ceiling coving adds a further touch of elegance to this room.

The second reception room, converted from the original garage, is currently utilised as an office cum home gym, with built in cabinetry providing excellent storage space whilst housing the utility meters.

A door from the hall gives access to a ground floor cloakroom with navy and white vanity cabinets, towel radiator, wash hand basin and WC.





first floor

The large master suite spans the entirety of the front of the property, with bay window to the well proportioned bedroom and generous ensuite. The ensuite has been beautifully designed with walk in shower that features black fittings, handheld and rainfall shower head perfectly complimented by marble effect hexagonal tiling. The marble effect is mirrored in the wash hand basin splash back fitted above a beautiful wood base and adorned by a gold tap. Completing the fixtures is a WC.

The three further bedrooms are all located to the rear of the property, all benefitting from lovely views over the rear garden. Bedroom two is a generous double bedroom, whilst bedroom's three and four are well proportioned square double rooms. Bedroom four is currently arranged as a communal dressing room.

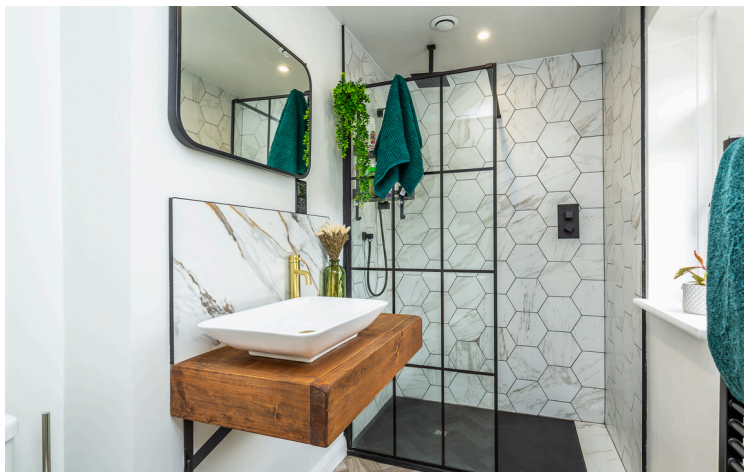
Completing the first floor accommodation is the main bathroom featuring subway tiling, shower over bath, a large storage cupboard, wash hand basin and WC

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler, None of the services or appliances have been tested by the agent.

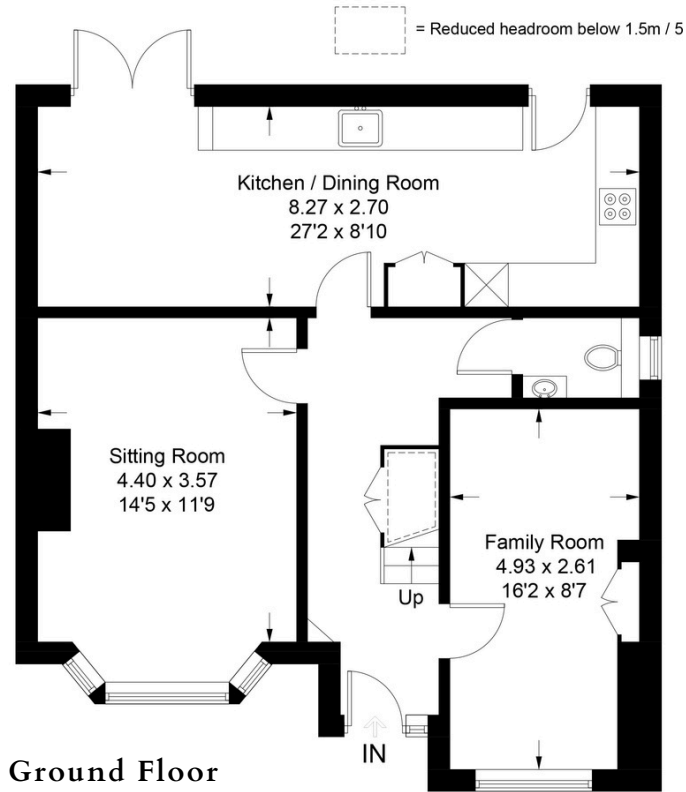


gardens

The property is approached by a tarmac driveway that provides parking for two vehicles, with further off street parking available on the gravel area to the left. The remainder of the front garden is laid to lawn with low hedgerow to the right hand boundary, and a large mature hedge to the left. Electric supply has been fitted to allow for the installation of an electric car charging port.

A gated side passage provides access to the lovely rear garden which has been beautifully landscaped to include a slabbed patio directly to the rear of the property that extends down the side of the house to the garden shed, and up the left hand side of the garden to a beautiful deck with pergola covering, which has been perfectly positioned to make the most of the morning sun. Fenced borders line both sides of the garden with mature planting to the rear. Beds line the borders planted with a range of flowering plants such as three types of hydrangea, lavender, California lilacs and hollyhocks, whilst mature trees such as the red Canadian smoke bush and Ash tree for which the close gets its name add height, privacy and intrigue to the space. The remainder of the garden is predominantly laid to lawn.





Ground Floor

local amenities

Bottesford is a picturesque village located in the Vale of Belvoir, known for its scenic beauty, providing a tranquil backdrop for outdoor activities and nature walks. The village community is vibrant, with a mix of traditional pubs, local shops, and annual events that foster a strong sense of local identity and pride. The village benefits from excellent transport links via the A52 and the village train station, providing easy access to both Nottingham and Grantham which in turn provides easy rail commuter access to London.

plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

finer details

Approximate Gross Internal Area: 129.7 sq m / 1396 sq ft

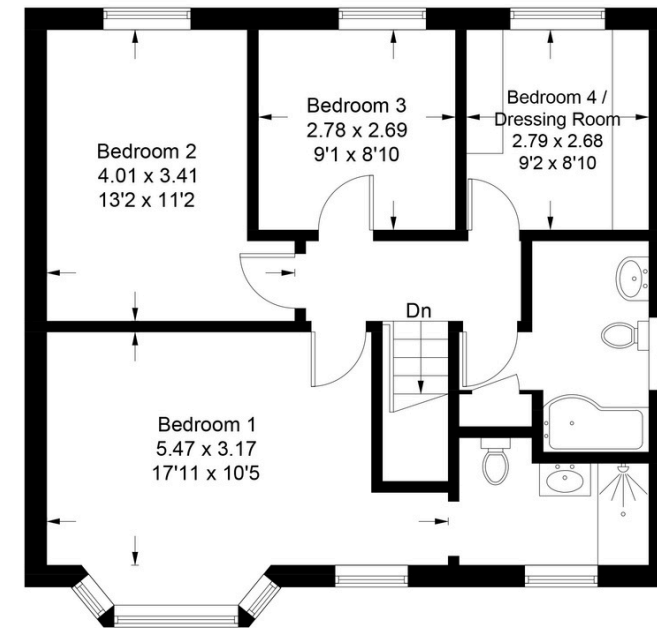
Local Authority: Melton Borough Council

Council Tax Band: D

Tenure: Freehold

EPC Rating: 66 | D

EPC Rating Potential: 85 | B



First Floor





Digby & Finch

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