



**10 Rectory Court, Bottesford,  
Leicestershire, NG13 0BJ**

**Offers Over £160,000**

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A rare opportunity to acquire an individual ground floor two bed roomed apartment, located in a stunning position within this historic Grade II listed former rectory.

The property forms one of 10 apartments, with 8 additional dwellings within the extensive ground, converted in the 1990s by a well regarded local builder, and occupies a convenient location right at the heart of this highly regarded and well served Vale of Belvoir village.

Although there are a couple of exceptions, the dwellings were designed for over 55's and this particular apartment occupies a fantastic position over looking the beautiful manicured grounds, which is well stocked with an abundance of established trees and shrubs, affording an attractive aspect down to the River Devon and village church.

The apartment itself, is accessed via an initial communal secure entrance hall which leads into a private entrance for the apartment with an inner hallway giving access to a superb dual aspect sitting room with high coved ceiling, and full height bay window and French doors leading into the gardens, and further window over looking the gardens to the south. There is a fitted kitchen, two bedrooms and a shower room. The property benefits from UPVC double glazing and gas central heating and is offered to the market with no upward chain.

Viewing comes highly recommended to appreciate both the accommodation and fantastic location, perfect for those downsizing within this popular and highly regarded village.

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

COMMUNAL ENTRANCE DOOR LEADS THROUGH TO;

### COMMUNAL RECEPTION



With further door leading through to;

### ENCLOSED ENTRANCE LOBBY

5'2 max x 3'11 (1.57m max x 1.19m)

Provides a useful utility space with built-in storage cupboard, ceiling light point, coving, plumbing for washing machine.

Further door leading to;

### INNER HALLWAY

5'6 x 4'2 (1.68m x 1.27m)

Having tiled floor, coved ceiling, wall mounted security intercom.

Further doorway leading to;

### KITCHEN

8'1 x 8'1 (2.46m x 2.46m)



Fitted with a range of limes oak effect wall, base and drawer units, with U-shape configuration of laminate worksurface, inset stainless steel sink and drainer unit with chrome mixer tap, integrated appliances including electric double oven, ceramic electric four ring hob, plumbing for dishwasher, space for further under counter appliance, coved ceiling.

Further door leading through into the;

## SITTING/DINING ROOM

21'5 max into bay x 15'9 min (6.53m max into bay x 4.80m min)



A stunning well proportioned light and airy reception, benefitting from a dual aspect including large walk-in full height bay window over looking the beautifully established gardens. The room is large enough to accommodate both living and dining area, and offers a grand feel with its high coved ceiling, focal point of the room is the feature fireplace, with timber surround and mantle, marble hearth and back with electric fire, two additional central heating radiators, built-in shelved cupboard, double glazed window to the southerly side, double glazed French doors leading out onto a small blockset terrace at the rear and in turn the beautifully maintained and established gardens.

RETURNING TO THE INITIAL HALLWAY, FURTHER DOORS LEAD TO;

## BEDROOM ONE

15'2 x 7'8 (4.62m x 2.34m)



A double bedroom having a delightful aspect into the garden, three-quarter height fitted wardrobe with sliding door fronts, coved ceiling, central heating radiator, double glazed window.

## BEDROOM TWO

10'9 x 6'9 (3.28m x 2.06m)



Having attractive aspect into the garden, coved ceiling,

central heating radiator, wall-mounted gas central heating boiler.

## SHOWER ROOM

8'4 x 6'5 (2.54m x 1.96m )



Having double width shower enclosure with sliding screen and wall mounted shower mixer with independent handset over, close coupled WC, pedestal wash hand basin with chrome taps, attractive arched alcove, coved ceiling, central heating radiator, extractor.

## EXTERIOR



The Old Rectory is set in stunning landscaped walled grounds which are meticulously tended on a regular basis, with large sweeping lawns and well stocked established borders providing a delightful setting that leads down to the River Devon, and with attractive views across to the adjacent village church.



To the side of Rectory Court is an enclosed walled communal parking area, access via a pair of wrought iron gates, providing private residence parking.

### **COUNCIL TAX BAND**

Melton Borough Council - Tax Band A

### **TENURE**

Leasehold

### **ADDITIONAL NOTES**

This is an Over 55's apartment. There is a service charge of £140 pm (We have been informed that as of January 2025 this will increase to £160 pcm) which we understand includes water rates, buildings insurance and common maintenance and no pets are allowed. The lease is until 4 December 3094.

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property is Grade II listed and lies within the village conservation area.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

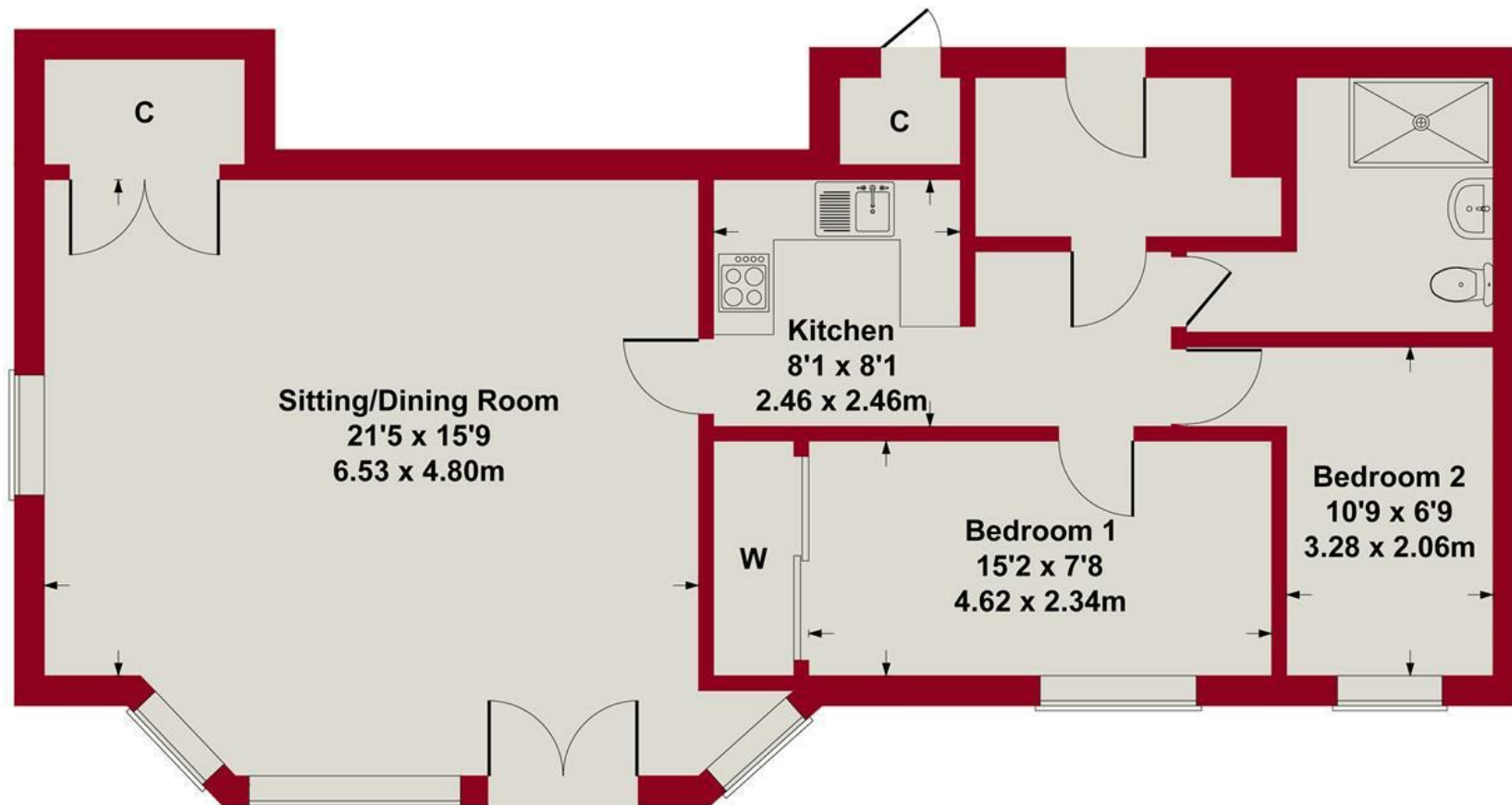
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

### **DIRECTIONAL NOTE**

Leaving our Bingham office via Market Street turn left on to Long Acre and follow the road round to its junction with the A52. Turn left towards Grantham and travel for several miles through Elton taking the next left turn as signposted to Bottesford. Upon entering the village of Bottesford continue along High Street following the road round to the left and as the road bears right travel straight on towards the church where Rectory Court will be seen on the right hand side.

Approximate Gross Internal Area  
926 sq ft - 86 sq m

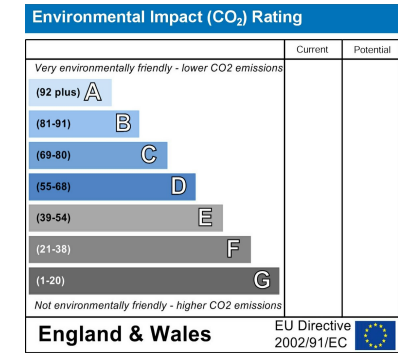
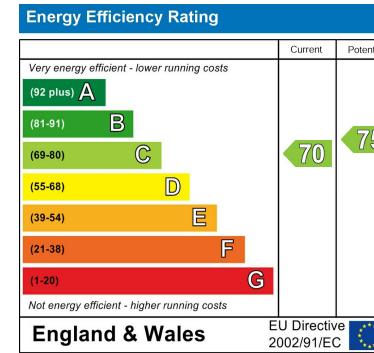


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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