



20 School View, Bottesford, NG13 0EW

No Chain £95,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a relatively affordable home within this highly regarded and well served Vale of Belvoir village. The property is offered to the market on a 50% shared ownership basis and has been well maintained over the years, benefitting from UPVC double glazing and upgraded gas central heating boiler.

The accommodation comprises of an initial entrance hall leading through into an L-shaped living/dining room, and in turn to the breakfast kitchen fitted with a range of units which leads through into the useful addition of a conservatory at the rear which provides further versatile reception space, ideal as additional sitting or dining room. To the first floor are two bedrooms and modernised contemporary shower room.

As well as the accommodation on offer, the property occupies a pleasant plot within this small cul-de-sac setting, set back behind an open plan frontage with off road parking for several vehicles and a pleasant westerly facing established enclosed garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

Having central heating radiator, wall mounted electrical consumer unit, cloaks hanging space, staircase rising to the first floor.

Further door leading to;

SITTING ROOM

12'5 x 13'4 (3.78m x 4.06m)

A well proportioned light and airy reception benefitting from windows to two elevations, having central heating radiator, useful under stairs alcove with storage beneath, double glazed window to the front and side.

A further door leads through into the;



DINING KITCHEN

13'3 x 8'0 (4.04m x 2.44m)

A well proportioned space, large enough to accommodate a breakfast or dining area. Kitchen is fitted with a range of wall, base and drawer units, U-shape configuration of laminate work surfaces, inset stainless steel sink and drainer unit with chrome swan neck mixer tap, plumbing for washing machine, space for free standing gas or electric oven, wall mounted gas central heating boiler, central heating radiator, multipane window.

Stable door leading through into;



CONSERVATORY

10'8 x 9'0 (3.25m x 2.74m)

A useful addition to the property providing a further versatile reception space, ideal as additional sitting room or formal dining room, having pitched roof, double glazed windows with opening top lights, tiled floor, double glazed French doors leading out into the rear garden.



RETURNING TO THE INITIAL ENTRANCE HALL, A STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side.

Further doors leading to;

BEDROOM 1

11'8 x 13'5 (3.56m x 4.09m)

A well proportioned double bedroom having aspect to the front, useful alcove providing ideal room for free standing wardrobe, over stairs bulkhead, central heating radiator, built-in airing cupboard which houses the hot water cylinder, double glazed window.



BEDROOM 2

9'5 x 6'1 (2.87m x 1.85m)

Having aspect into the rear garden, central heating radiator, double glazed window.



SHOWER ROOM

6'11 x 5'9 (2.11m x 1.75m)

Tastefully appointed with a contemporary suite comprising of large shower enclosure with glass screen, wall mounted electric shower, close coupled WC, pedestal wash hand basin with chrome swan neck mixer tap, contemporary towel radiator, double glazed window.



EXTERIOR

The property occupies a pleasant position tucked away

within this small cul-de-sac setting, set well back from the close behind an open plan frontage which maximises off road parking with car standing for several vehicles, and pathway leading to the front door.



REAR GARDEN

A well maintained westerly facing rear garden offering well stock borders with established trees and shrubs, central lawn and useful timber storage shed, enclosed by feather edge board and panelled fencing.



COUNCIL TAX BAND

Melton Borough Council - Tax Band B

Planning applications:-

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

SHARED OWNERSHIP

The property is offered on a 50% shared ownership basis ie purchasing 50% of the property with the remainder in ownership of PA Housing (Paragon Asra). The opportunity will be available to purchase up to a total of 80% share.

ELIGIBILITY

You will need to pass an eligibility check - please call us on 01949 836678 for an application form - Once you have been confirmed as eligible, you will need to contact Metro Finance on 0800 3283684 to complete a financial assessment with them over the phone and will need to have the following information to hand:

Property address: 20 School View, Bottesford, NG13 0EW

FMV: £190,000

Share: 50%

Share value: £95,000

Rent = £299.83 pcm

Service Charge = £32.46 pcm (Admin fee included)

LEASE DETAILS

Tenure - Leasehold

The original Lease was for 99 years from August 1994

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:-

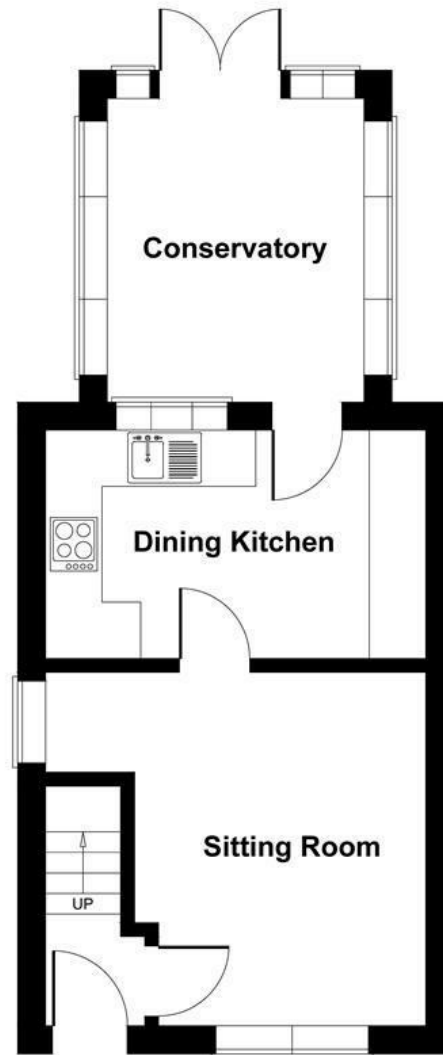
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

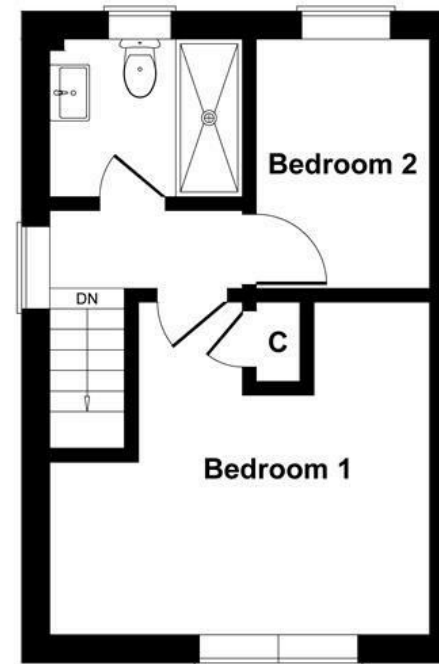
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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



GROUND FLOOR




FIRST FLOOR

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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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



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