



**Church View Bungalow Rectory Lane,
Bottesford, Leicestershire, NG13 0DA**

Offers Over £325,000

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A rare opportunity to purchase an individual traditional detached bungalow located in a delightful area of the village and, as the name suggests, affording an attractive, picturesque aspect across to the village church spire and located within walking distance of the heart of this well served and highly regarded Vale of Belvoir village.

This detached bungalow offers great potential offering around 1,100sq.ft. of accommodation comprising initial entrance hall leading through into a spacious main sitting room with dual aspect and in turn open doorway into formal dining room which links through into the kitchen. In addition there are two double bedrooms with modern shower room and separate WC. The property benefits from UPVC double glazing and gas central heating.

The property has been thoughtfully cared for over the years but it is fair to say is ready for a general program of modernisation and this creates a blank canvas for those wishing to place their own mark on a home and appreciating it's delightful setting, set well back from Rectory Lane behind a walled frontage with gated access onto a generous driveway and garage at the rear with established gardens to three sides and pleasant outlook across to adjacent gardens and the village church.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

OPEN FRONTED PORCH WITH TILED STEP LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND IN TURN THE:

BOTTESFORD

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.

MAIN ENTRANCE HALL

16'5" x 12'8" max (5.00m x 3.86m max)



A reasonable sized initial entrance hall having coved ceiling with central rose, central heating radiator, built in cloaks/airing cupboard housing hot water cylinder and double glazed windows to the front.

Further doors leading through into:



SITTING ROOM

23'9" x 14'4" max (7.24m x 4.37m max)



A well proportioned reception which links through into the dining room and benefits from a dual aspect with double glazed bow window to the front and to the side, low level skirting radiators, gas fire and coved ceiling with central rose.

An open doorway leading through into:



DINING ROOM

11'11" x 9'8" (3.63m x 2.95m)



A versatile reception ideal as formal dining, lying adjacent to the kitchen and benefitting from a dual aspect with double glazed window to the rear and sliding patio door to the side, having coved ceiling and low level skirting radiator.

A glazed door leads through into the:

KITCHEN

13'6" max x 11'11" max (4.11m max x 3.63m max)



Although likely to require a program of modernisation the kitchen has been well maintained and is fitted with a range of wall and base units with integrated dresser unit, U shaped configuration of preparation surfaces with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space of gas or electric cooker and under counter fridge and freezer, built in pantry, central heating radiator, double glazed window and UPVC exterior door to the rear.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD THROUGH INTO:



BEDROOM 1

13'11" x 11'11" (4.24m x 3.63m)



A well proportioned double bedroom having double glazed window to the front, coved ceiling and central heating radiator.



BEDROOM 2
12' x 10' (3.66m x 3.05m)



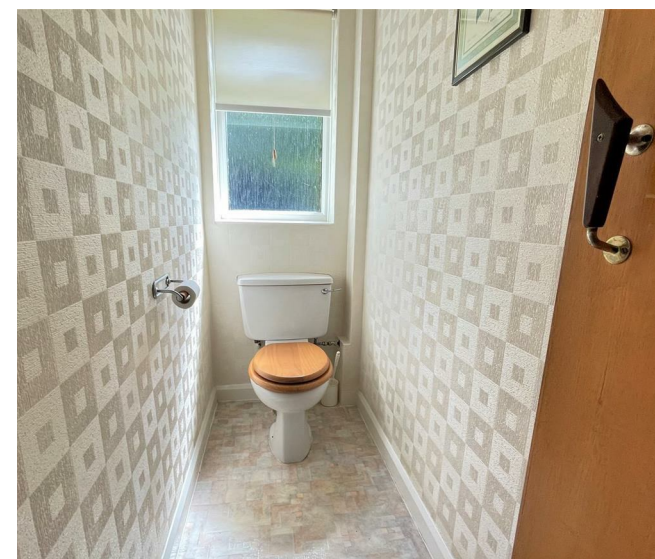
A further double bedroom having aspect into the rear garden with built in wardrobe, coved ceiling, central heating radiator and double glazed window.

SHOWER ROOM
7'10" x 6' (2.39m x 1.83m)



Having a modern suite comprising quadrant shower enclosure with double doors, wall mounted shower mixer, vanity unit with wash basin and chrome mixer tap, fully tiled walls, combination towel radiator and double glazed window to the rear.

SEPARATE WC
7'7" x 2'8" (2.31m x 0.81m)



Having close coupled WC with double glazed window to the rear.

EXTERIOR

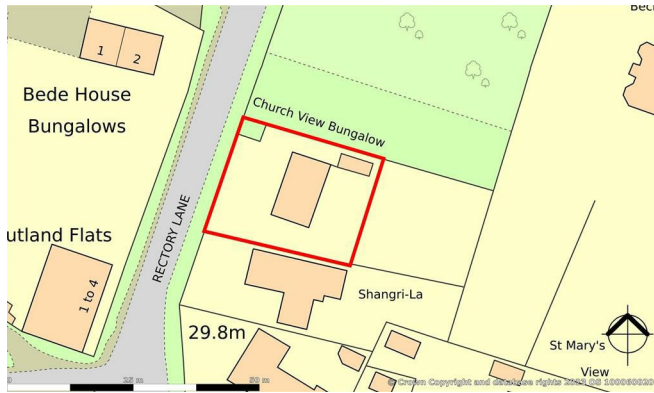


The property occupies a delightful position within this well regarded Vale village, set back behind a walled frontage

with driveway and wrought iron gates leading to the side of the property providing off road parking and in turn access to the detached garage.

The front garden is mainly laid to lawn with established borders well stocked with a range of trees and shrubs and block set pathway leading to the front door. Courtesy gates to either side give access to initially a side garden which is partly lawned, again with well stocked borders, and leads onto the rear garden, again lawned with established borders and wire fencing with pleasant outlook onto the adjacent orchard.





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>

GARAGE

17'5" x 9'1" (5.31m x 2.77m)

With up and over door and courtesy door to the side.

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

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

The property lies within the conservation area.

The property has seen some "structural movement" and has had some initial investigation. Further details available.

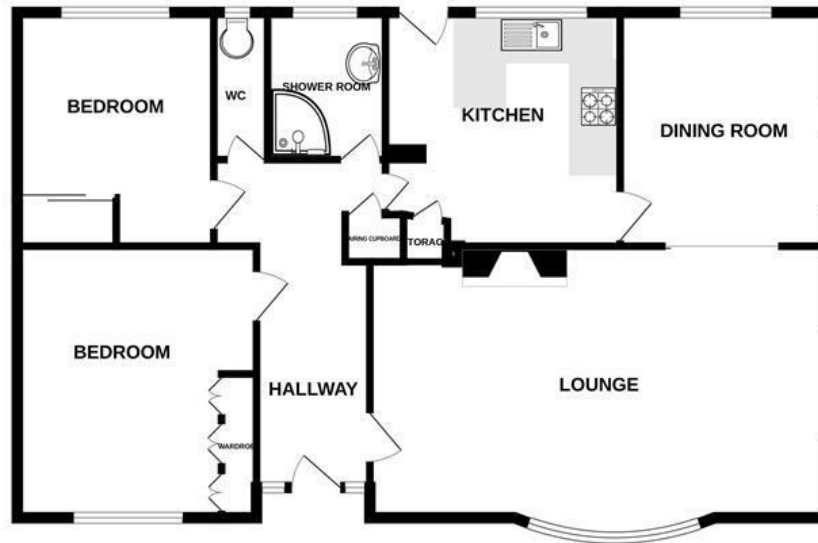
ADDITIONAL INFORMATION

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#>

GROUND FLOOR



CHURCH VIEW BUNGALOW, RECTORY LANE, BOTTESFORD NG13 0DA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(21-38) F		
(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		



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



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