



**34 Freda Lane, Bottesford, Leicestershire,
NG13 0HZ**

£450,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an immaculately presented detached, contemporary home that was only completed in 2022 by well regarded national house builder Bellway Homes to their Weston design which offers accommodation approaching 1,400sq.ft., thoughtfully designed to create an attractive, modern and efficient home located within this popular, well served Vale village.

The property has four double bedrooms, the master of which benefits from ensuite facilities, with separate, tastefully appointed, contemporary bath/shower room and, to the ground floor, leading off a central hallway, are two main receptions offering a pleasant sitting room and useful snug/home office with the heart the home being the large, open plan dining kitchen fitted with a generous range of contemporary units, linking through to a useful utility room with ground floor cloak room off. In addition the property benefits from UPVC double glazing and gas central heating with neutral decoration throughout.

As well as the internal accommodation the property occupies a pleasant plot benefitting from a westerly rear aspect having double length driveway to the side which leads to a detached brick and pantile garage, an enclosed rear garden with central lawn, paved terrace and timber summer house.

The property would be perfect for a wide range of prospective purchasers particularly looking for a tastefully finished home within walking distance of the wealth of amenities.

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.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'8" x 5'1" (3.86m x 1.55m)



A pleasant initial entrance hall having attractive wood effect Amtico style flooring, deep skirting and architrave, central heating radiator and turning staircase rising to first floor landing.

Further, cottage style doors, leading to:



SITTING ROOM

16'3" x 11'9" (4.95m x 3.58m)



A pleasant reception having aspect to the front with deep skirting, central heating radiator and double glazed window.

SNUG/OFFICE

8'5" x 9'3" (2.57m x 2.82m)



A versatile room currently utilised as a second sitting room/snug but would make a perfect home office ideal for

today's way of working, having aspect to the front with deep skirting, central heating radiator and double glazed window.

DINING KITCHEN

18'1" x 12'6" (5.51m x 3.81m)



A well proportioned open plan space large enough to accommodate a generous dining table and links out into the rear garden having a kitchen fitted with a generous range of wall, base and drawer units with brush metal fittings and U shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome mixer tap, integrated appliances including Zanussi double oven, stainless steel finish four ring gas hob with stainless steel splash back and chimney head over, dishwasher, fridge and freezer, inset downlighters to the ceiling, central heating radiator, continuation of Amtico style flooring, useful under stairs storage cupboard which also houses the pressurised hot water cistern and double glazed window and French doors.

A further door leads into:



UTILITY ROOM

5'9" x 5'1" (1.75m x 1.55m)



Having wall and base units with work surface over, inset stainless steel sink and drain unit with chrome mixer tap, wall mounted Ideal Logic gas central heating boiler concealed behind kitchen cupboard, central heating radiator and double glazed exterior door into the garden.

A further door leads into:

GROUND FLOOR CLOAK ROOM

6' x 4'2" (1.83m x 1.27m)



Having contemporary two piece white suite by Roca comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and fitted storage cupboards.

RETURNING TO THE MAIN ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having central heating radiator, deep skirting, access loft space above and double glazed window to the side.

Further doors lead to:

BEDROOM 1

12'7" x 11'8" (including wardrobes) (3.84m x 3.56m (including wardrobes))



A pleasant double bedroom benefitting from ensuite

facilities having integrated wardrobes, central heating radiator and double glazed window to the front.

A further door leads into:

ENSUITE SHOWER ROOM

7'3" x 3'10" (2.21m x 1.17m)



Having a contemporary white suite comprising double width shower enclosure with sliding screen and wall mounted Mira shower mixer with independent handset over, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and inset downlighters to the ceiling.



BEDROOM 2
13'9" x 9'4" min (4.19m x 2.84m min)



A well proportioned double bedroom having aspect to the front with central heating radiator and double glazed window.



BEDROOM 3
12'1" x 8'2" (3.68m x 2.49m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 4
10'1" x 9" (3.07m x 2.74m)



A further double bedroom currently utilised as a dressing room having central heating radiator and double glazed window to the rear.

BATHROOM/SHOWER ROOM
8'8" x 6'6" (2.64m x 1.98m)



Tastefully appointed with a contemporary suite comprising paneled bath with chrome mixer tap and tile splash backs,

separate shower enclosure with Mira wall mounted shower mixer with independent handset, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator, inset downlighters to the ceiling and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant position within this now established development, set back behind a well maintained frontage with low maintenance pebbled borders stocked with a range of shrubs and a central pathway leading to the front door. To the side of the property a Tarmacadam driveway provides off road car standing for two vehicles and in turn leads to a detached brick and pantile garage with up and over door. To the side of this a courtesy gate gives access into the rear garden benefitting from a westerly aspect, which has been landscaped to provide large paved seating areas with central lawn and well stocked perimeter borders enclosed by feather edge board fencing, also encompassing an attractive timber summer house which looks out onto the garden and provides a pleasant, enclosed, seating area.





Planning applications:-

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

COUNCIL TAX BAND

Melton Borough Council - E

TENURE

Freehold

ADDITIONAL NOTE

We understand there will be an annual service charge for estate management TBC

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#>

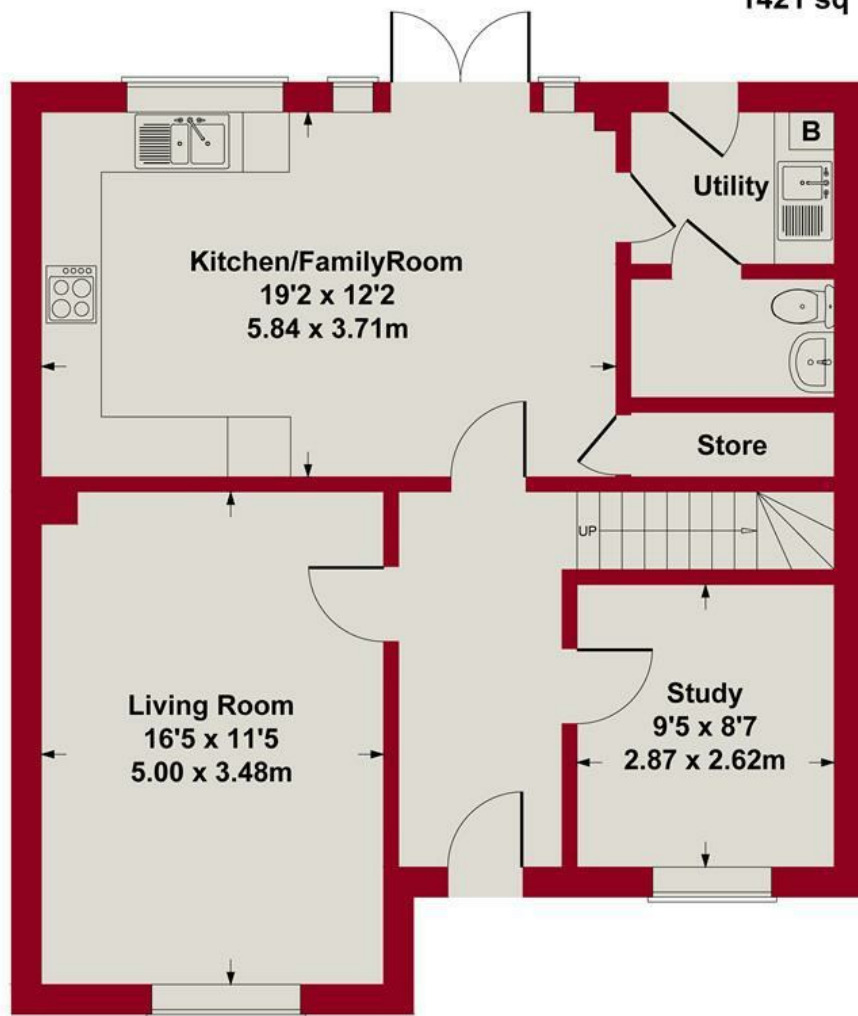
Broadband & Mobile coverage:-

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

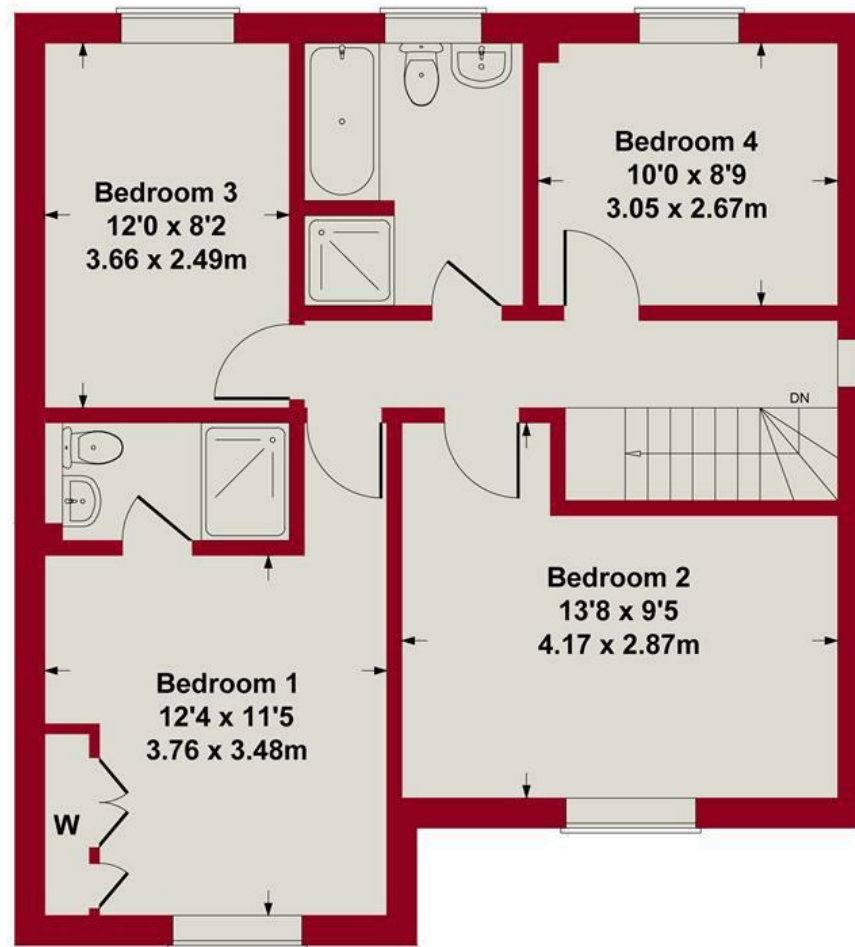
School Ofsted reports:-

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

Approximate Gross Internal Area
1421 sq ft - 132 sq m



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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(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



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.

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



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