



9 Granby Drive, Bottesford, Leicestershire,  
NG13 0BT

**£235,000**  
Tel: 01949 836678

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An opportunity to purchase a traditional semi detached home offering two main reception rooms, three bedrooms, a modern kitchen and bathroom, UPVC double glazing and gas central heating.

The property would be ideal for a wide range of prospective purchasers whether it be single or professional couples, young families making use of the local schools and also potentially those downsizing from larger dwellings or possibly relocating into the village to make use of it's excellent level of amenities.

Accommodation comprises initial entrance hall which leads through into a well proportioned main sitting room, separate dining room with aspect into the rear garden and access into an extended kitchen which is fitted with a generous range of modern units and integrated appliances. To the first floor there are three bedrooms and a well proportioned bathroom.

The property occupies a pleasant plot which is relatively generous by modern standards with an excellent level of off road parking and enclosed, low maintenance garden at the rear.

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

### **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**



Having wood effect laminate flooring, deep stripped pine skirting, double glazed window to the front and spindle balustrade staircase rising to first floor landing.

Further doors leading to:



### **SITTING ROOM**

13'6" x 14'5" (4.11m x 4.39m)



A well proportioned reception having aspect to the front the focal point of the room being chimney breast with period style fire surround and mantel having inset cast iron fireplace with tiled insert and hearth and gas flame coal effect fire, alcoves to the side, continuation of laminate flooring, deep stripped pine skirting, central heating radiator and double glazed window.





### DINING ROOM

14'1" x 9'8" (4.29m x 2.95m)



A well proportioned reception currently utilised as formal dining linking through into the kitchen having feature chimney breast, fireplace with tiled hearth and electric stove effect fire with timber mantel over, central heating radiator concealed behind feature cover, wood effect laminate flooring, access to under stairs cupboard and double glazed window to the rear.

A further door leads through into:



### KITCHEN

13' x 11' max (3.96m x 3.35m max)



Appointed with a generous range of modern wall, base and drawer units with gloss door fronts with brushed metal fittings, two runs of preparation surfaces, one with inset round bowl sink with chrome swan neck mixer tap, integrated appliances including ceramic electric hob and

chimney hood over and Kenwood double oven, plumbing for dishwasher and washing machine, space for free standing fridge freezer, central heating radiator, deep skirting and double glazed window and exterior door into the garden.







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

### FIRST FLOOR LANDING



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

Further stripped pine doors leading to:

### BEDROOM 1

13'6" x 10' (4.11m x 3.05m)



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



### BEDROOM 2

12'4" into alcove x 9'4" (3.76m into alcove x 2.84m)



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

### BEDROOM 3

10'4" x 6'8" (3.15m x 2.03m)



Having useful over stairs cupboard, central heating radiator, wood effect laminate flooring, stripped pine skirting and double glazed window to the front.



## BATHROOM

9'7" max x 5'11" max (2.92m max x 1.80m max)



Appointed with a modern three piece suite comprising P shaped shower bath with glass screen and wall mounted shower mixer, close coupled WC with concealed cistern, vanity unit providing a useful level of storage with inset washbasin with chrome mixer tap, contemporary column towel radiator, cupboard housing gas central heating boiler and providing storage and double glazed window to the rear.

## EXTERIOR



The property is positioned within this no through road, set back behind a picket fence having a relatively low maintenance frontage with gravelled borders with inset shrubs and a driveway which provides off road car standing for several vehicles. To the side of the property is a courtesy gate giving access into the rear garden which is enclosed to all sides by feather edge board and panelled fencing having initial hard standing area providing a large outdoor terrace which leads up onto an artificial lawned area low maintenance garden with established borders.



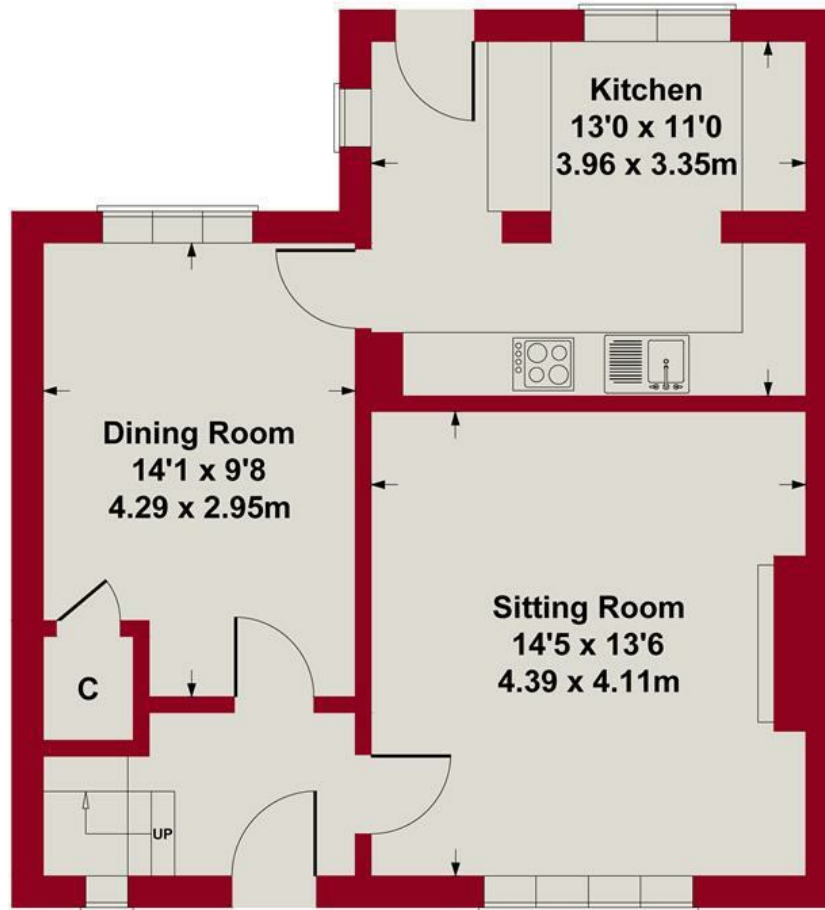
## COUNCIL TAX BAND

Melton Borough Council - Band B

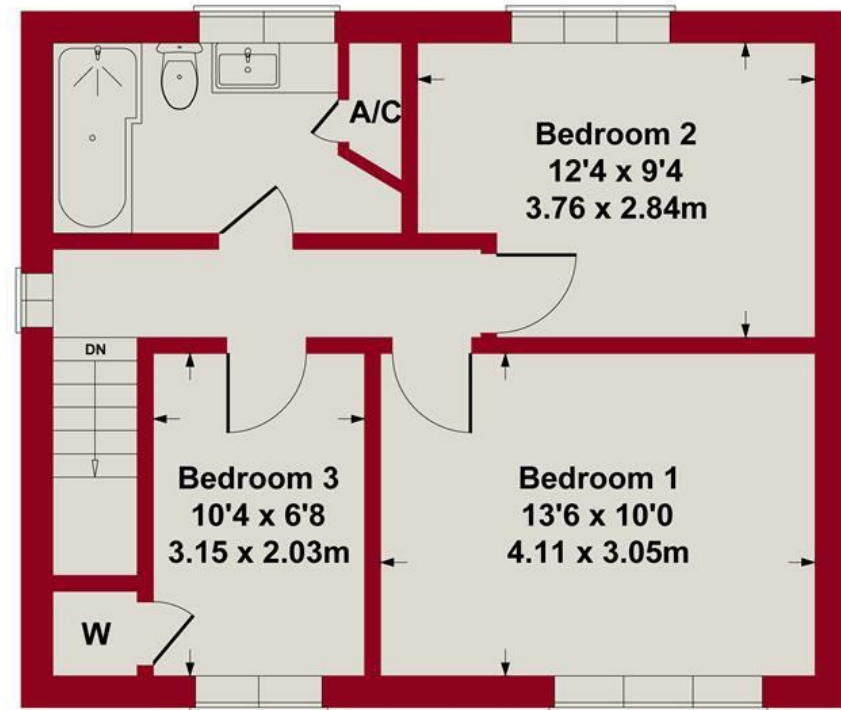
## TENURE

Freehold

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**



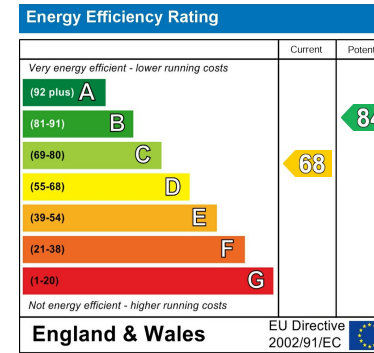
**FIRST FLOOR**

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.







*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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