



44 Station Road, Bottesford, Leicestershire,
NG13 0EN

Guide Price **£399,950**

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase an individual detached chalet style home which is understood to have been constructed in the 1960s, occupying what is a particularly generous plot by modern standards approaching 0.192 acre with gardens to all sides and ample off road parking.

Internally the property offers just in excess of 1,200sq.ft. of accommodation lying over two floors with the possibility to be utilised as a single storey home making it potentially ideal for those downsizing from larger dwellings. In addition, because of the property's generous plot, there could be further scope to extend the property further subject to necessary consents making it ideal for those with a higher budget to create a home to their own specification.

Internally the accommodation comprises initial L-shaped entrance hall leading through into two receptions comprising sitting room and separate dining room which is open plan into the kitchen with a further third reception area/ground floor double bedroom and ground floor cloakroom. To the first floor there are two further double bedrooms with a central bathroom.

Although the property is likely to require a certain degree of cosmetic updating based on today's requirements it provides a blank canvas for those wishing to place their own mark on a home and benefits from UPVC double glazing and gas central heating.

As well as the accommodation the property occupies a delightful plot which lies in the region of 0.192 acre set back from the lane behind a generous frontage with gardens running to all sides, mainly laid to lawn but with established trees and shrubs, with ample off road parking and gated driveway to the side.

The property is positioned within walking distance of the heart of the village and it's wealth of amenities making it appealing to a relatively wide audience with viewing coming 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.

STORM PORCH

12'1" x 8'5" (3.68m x 2.57m)



A large open fronted enclosed storm porch creates a part enclosed covered area which benefits from a southerly aspect and provides a pleasant outdoor seating area which potentially, subject to consent, could be enclosed to create a useful storm porch with quarry tiled floor, tongue & groove ceiling and window to the side.

A FURTHER DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

12' x 9' into stairwell (12'2" max) (3.66m x 2.74m into stairwell (3.71m max))



An L-shaped entrance hall having staircase rising to first floor landing with useful under stair storage cupboard beneath, tiled floor, central heating radiator and double glazed window.

Further doors leading to:

CLOAK ROOM

8'10" x 3'1" (2.69m x 0.94m)



Having WC with wall mounted washbasin and double glazed window to the front.

SITTING ROOM

16 x 12'3" (4.88m x 3.73m)



A pleasant reception benefitting from a dual aspect with double glazed windows to the front and rear, a feature stone faced fireplace with marble hearth, timber mantle and plinth to the side and central heating radiator.

GROUND FLOOR BEDROOM 3

12'3" x 9'6" (3.73m x 2.90m)



A versatile room which has been utilised as a ground floor bedroom but alternatively makes a further reception room having central heating radiator and double glazed window overlooking the rear garden.

DINING ROOM

12'3" x 9'8" (3.73m x 2.95m)



A versatile reception ideal as formal dining being part open

plan to the kitchen having tiled floor, central heating radiator and double glazed window to the front.

Further open doorway leading through into:

KITCHEN

12'5" x 9'8" (3.78m x 2.95m)



Fitted with a range of wall, base and drawer units with L-shaped configuration of laminate preparation surfaces with inset sink and drain unit, chrome mixer tap, tiled splash backs, space for free standing gas or electric cooker, plumbing for washing machine and dishwasher, space for free standing fridge freezer, tiled floor, useful built in storage cupboard which also houses Vaillant gas central heating boiler and electrical consumer unit and double glazed window overlooking the rear garden.

UPVC double glazed door leading to:

SIDE ENTRANCE PORCH

3'4" x 3'9" (1.02m x 1.14m)

Having a useful built in storage cupboard.

RETURNING TO THE MAIN ENTRANCE HALL:

FIRST FLOOR LANDING



The staircase rises to the first floor landing having access to loft space above, two built in storage cupboards/walk in wardrobes.

Further doors leading to:

BEDROOM 1

12'2" x 13' (3.71m x 3.96m)



A well proportioned double bedroom having aspect to the

side with central heating radiator, access to under eaves and double glazed window.

BEDROOM 2

12'4" x 12'3" (3.76m x 3.73m)



A further double bedroom having aspect to the side, central heating radiator and double glazed window.

BATHROOM

9'8" x 9'2" max (2.95m x 2.79m max)



An L-shaped bathroom having suite comprising enameled bath, WC, pedestal wash hand basin, tiled splash backs, central heating radiator and double glazed window to the rear.

EXTERIOR



The property occupies a well proportioned, established plot approaching 0.192 acre in a convenient location set back

behind an open plan frontage mainly laid to lawn but with inset established trees and shrubs, a gated driveway to the side provides ample off road parking and the gardens that run to all sides are again laid mainly to lawn with a considerable side garden which could offer additional scope to extend the accommodation further subject to consent.



COUNCIL TAX BAND

Melton Borough Council - Tax Band C

TENURE

Freehold

ADDITIONAL NOTES

The property lies on the edge of the 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:-

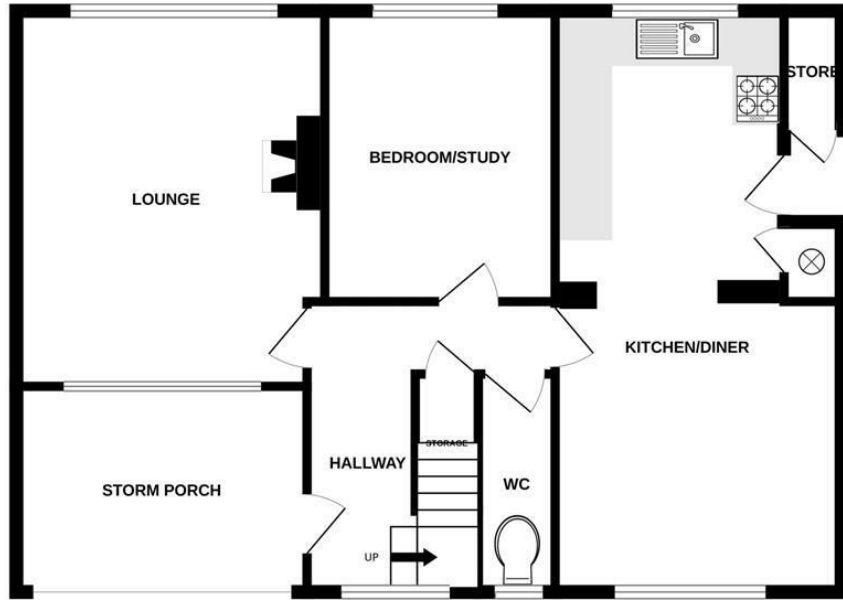
<https://reports.ofsted.gov.uk/>

Planning applications:-

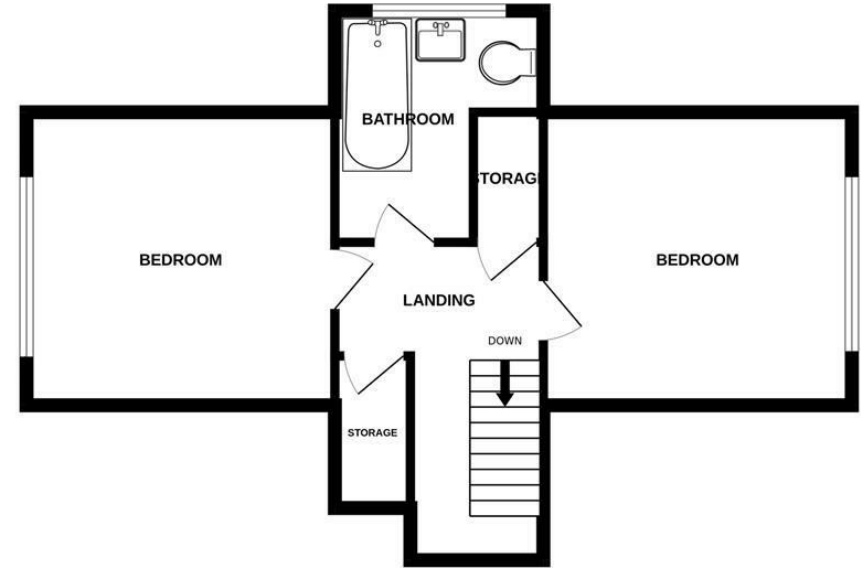
<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR

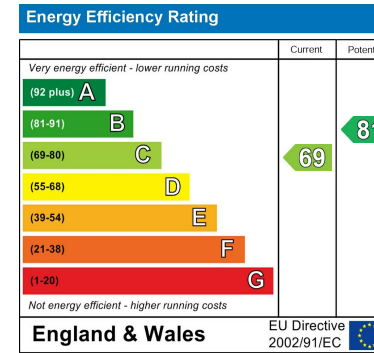


1ST FLOOR



STATION ROAD, BOTTESFORD NG13 0EN

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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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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