



**2a Daybells Barns, Grantham Road,
Bottesford, Leicestershire, NG13 0GZ**

No Chain £279,950

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An immaculately presented and well thought out modern, but cottage style, semi detached cottage-style home which has been thoughtfully designed and completed in 2020 to combine both traditional and contemporary elements, with attractive part brick and clad elevations beneath a pantile roof with cottage style porch and oak effect entrance door, providing a more traditional exterior behind which lies a modern interior with contemporary fixtures and fittings.

The accommodation comprises an initial entrance hall with ground floor cloak room off, a pleasant L shaped sitting room with useful under stairs storage that links through into a light and airy open plan dining kitchen benefitting from a southerly rear aspect with bifold doors leading into the garden. The kitchen is appointed with a generous range of contemporary units with integrated appliances. To the first floor are two double bedrooms with central contemporary bathroom.

The property benefits from underfloor heating to the ground floor, attractive oak veneer internal doors, UPVC double glazing, fitted alarm system and the balance of it's BLP Warranty.

The property occupies a delightful location tucked away in a small cul-de-sac setting positioned within easy reach of the heart of the village with it's wealth of amenities, occupying a manageable landscaped plot designed for low maintenance living with forecourt frontage, driveway and car port providing off road car standing. A timber courtesy gate gives access into the enclosed rear garden with artificial lawn, established borders and a useful timber storage shed that also benefits from power and light and is used as a useful utility space.

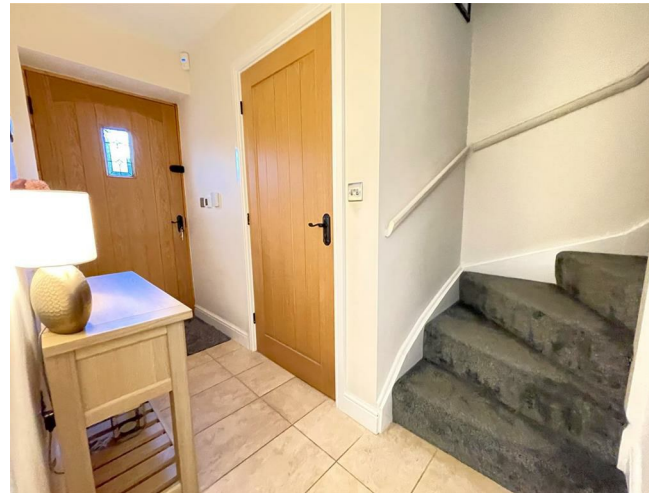
The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the accommodation and location which is likely to appeal to a wide audience whether it be single or professional couples, potentially small families with one child but also those downsizing from larger dwellings looking for a tastefully appointed home within walking distance of the heart of the village.

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.

A PANTILED TIMBER FRAME CANOPIED PORCH LEADS TO A COTTAGE STYLE OAK ENTRANCE DOOR WITH LEADED GLAZED LIGHT AND IN TURN ACCESS INTO:

ENTRANCE HALL

10'1 x 3'6 (3.07m x 1.07m)



A pleasant initial entrance having tiled floor with underfloor heating, deep skirting, inset downlighters to the ceiling, turning staircase rising to the first floor and oak internal doors to:

CLOAKROOM

5'10 x 3'0 (1.78m x 0.91m)



Having close coupled wc, corner mounted wash basin, continuation of the tiled floor, inset downlighters and extractor to the ceiling, UPVC double glazed window to the front.

SITTING ROOM

14'2 max x 14'6 max (4.32m max x 4.42m max)



An L shaped reception which links through into the dining

kitchen making an excellent living/entertaining space, having aspect to the front, continuation of the tiled floor, deep skirting, inset downlighters to the ceiling, under stairs storage cupboard, UPVC double glazed window to the front and open doorway leading through into:



DINING KITCHEN
14'5 x 8'6 (4.39m x 2.59m)



An open plan dining kitchen which benefits from a

southerly aspect with bi-fold doors leading out into the rear garden. The kitchen is fitted with a generous range of wall, base and drawer units, L shaped preparation surfaces with inset resin one and a third bowl sink and drainer unit, integrated fan assisted oven, four ring ceramic hob with concealed hood over, integrated washing machine and dishwasher, inset downlighters to the ceiling, tiled floor and ample room for breakfast or dining table.



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

FIRST FLOOR LANDING



Having spindle balustrade, central heating radiator and door to:

BEDROOM 1
14'5 x 7'9 (4.39m x 2.36m)



Benefitting from a southerly aspect to the rear and having two central heating radiators, two UPVC double glazed windows.



BEDROOM 2
11'3 min x 7'10 (3.43m min x 2.39m)



BATHROOM
7'8 x 7'1 (2.34m x 2.16m)



A further double bedroom having aspect to the front, useful alcove wired for wall mounted TV, central heating radiator and UPVC double glazed window.



Having P shaped shower bath with chrome waterfall style mixer tap and separate shower mixer with independent handset and rose over, glass screen, close coupled wc, wall mounted vanity unit with inset wash basin, wall mounted shaver point, central heating radiator, inset downlighters and extractor to the ceiling, access to loft space and UPVC double glazed window to the side.

EXTERIOR



The property occupies a delightful location tucked away down a small cul-de-sac setting off a block paved driveway which in turn leads to the private parking for the property. Having block set frontage providing off road parking with adjacent further hard standing area leading to a car port. A timber courtesy gate gives access into the enclosed south facing rear garden with paved terrace, artificial lawn, established borders and a useful timber storage shed that also benefits from power and light and is used as a useful utility space.



COUNCIL TAX BAND

Melton Borough Council - Tax Band B

TENURE

The property will be Freehold.

ADDITIONAL NOTES

Please note we are aware that planning permission has been applied for on the field at the rear of the property and further details can be found on Melton Borough Council's planning portal under reference 22/00399/OUT.

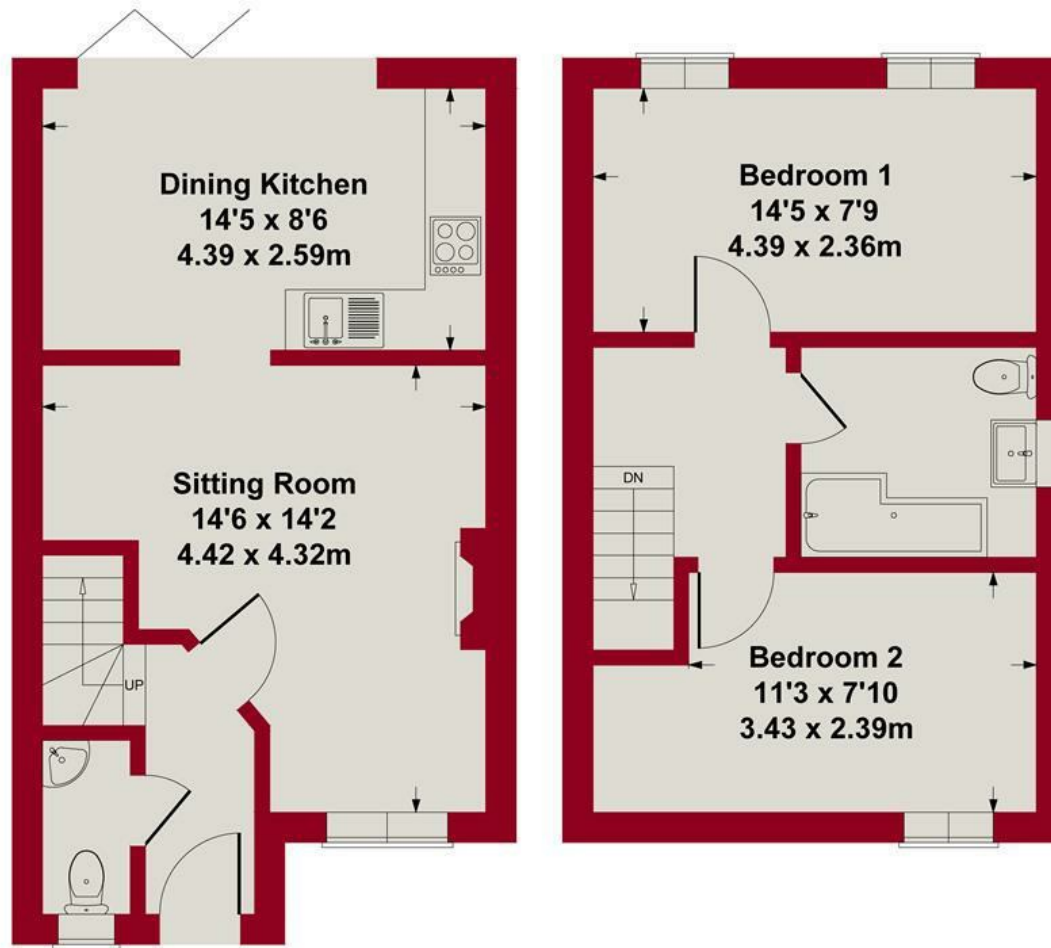
CAR PORT

18'0 x 9'8 (5.49m x 2.95m)



A timber frame and pantiled single car port providing either covered storage or vehicle space.

Approximate Gross Internal Area
700 sq ft - 65 sq m



GROUND FLOOR

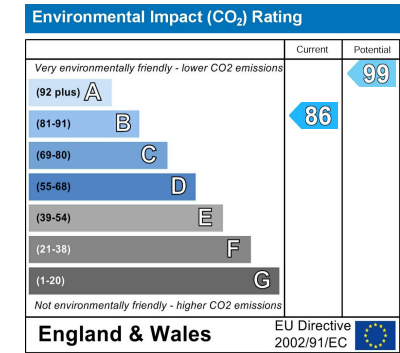
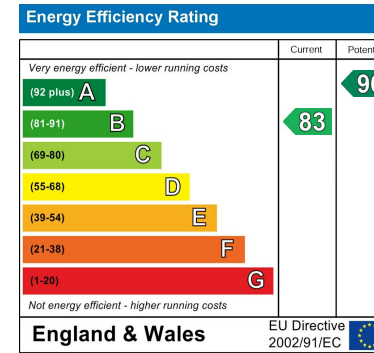
FIRST FLOOR

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.



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