



**3 Albert Street, Bottesford, Leicestershire,
NG13 0AJ**

No Chain £525,000
Tel: 01949 836678

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

We are delighted to present this charming double-fronted period cottage to the market. Recently renovated and extended to a high standard, it now stands as an impressive, detached home, nestled in a prominent location within this esteemed Vale of Belvoir village.

This once humble cottage has undergone a comprehensive renovation. The addition of a substantial two-story extension at the rear has greatly enhanced its living space, catering to a diverse range of potential buyers. Whether it's young families seeking proximity to local schools, professional couples, or individuals downsizing from larger residences, this beautifully presented home offers something for everyone within walking distance of abundant local amenities.

The property seamlessly blends traditional charm with modern conveniences. Exposed beams adorn the ground floor reception rooms, complemented by cottage-style flush casement double-glazed windows and elegant skirtings and architraves. Contemporary touches include modern bathrooms, LED downlighting, newly installed gas central heating, and stylish floor coverings.

Inside, three main reception areas await, including a stunning open plan living/dining kitchen boasting a westerly aspect and bifold doors leading to a spacious terrace in the rear garden. The kitchen features a striking vaulted ceiling with skylights, flooding the space with natural light. Additionally, a utility room and ground floor cloakroom are conveniently situated off the central hallway.

Ascend the attractive spindle balustrade staircase to find a generously proportioned galleried landing offering ample integrated storage. Three double bedrooms await, with the master bedroom featuring a pitched ceiling, a dual aspect with a Juliette balcony to the west, and an ensuite bathroom. A separate family bathroom completes the upper floor.

Furthermore, the property boasts neutral decor throughout and is offered to the market with no upward chain, presenting an enticing opportunity for potential buyers.

In addition to its internal features, the property sits on a spacious plot, boasting a block-set driveway at the side and access to a generously sized, enclosed, westerly-facing garden at the rear. The garden features a well-proportioned lawn and an initial large, paved terrace, perfect for outdoor entertaining or relaxation.

Overall, we highly recommend viewing this property to fully appreciate its desirable location and the quality of accommodation it offers.

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.

A CANOPIED PORCH WITH COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR LEADS INTO:

MAIN ENTRANCE HALL

21'4" max x 7'1" max (6.50m max x 2.16m max)



This spacious entrance welcomes you into the home, featuring a large built-in under stairs storage cupboard, attractive oak LVT flooring, contemporary skirting and architrave, a central heating radiator, inset downlighters in

the ceiling, and a spindle balustrade staircase with an oak handrail leading to the galleried first-floor landing above.

Further doors lead through into:



OPEN PLAN LIVING/DINING KITCHEN

24' x 17'5" (7.32m x 5.31m)



This impressive open-plan living and dining area is the heart of the home, offering a versatile space for everyday living and entertaining. With a westerly aspect into the garden, bifold doors lead out to a large terrace, creating a seamless indoor-outdoor living experience during the summer months.

The room exudes a light and airy ambiance, featuring a part-vaulted ceiling in the kitchen area flooded with natural light from skylights and LED downlighters. It comprises a spacious reception area suitable for both living and dining, with continuous wood-effect flooring, a central heating radiator, and an open plan layout to the kitchen.

The kitchen is tastefully appointed with a generous range of Shaker-style units finished in heritage colours, complemented by brushed metal fittings and U-shaped marble-effect preparation surfaces with an integral breakfast bar. It includes an inset Franke stainless steel sink with a brushed metal swan-neck mixer tap, integrated appliances such as a Lamona ceramic hob with a single oven beneath, a concealed filter hood, fridge, freezer, and dishwasher. An additional central heating radiator and a window overlooking the rear garden complete the space.

A further door leads through into:





UTILITY ROOM

4'9" x 6'4" (1.45m x 1.93m)



A practical utility room offers ample built-in storage with fitted wall and base units, including a work surface. It features an inset square bowl sink with a brushed metal swan-neck mixer tap, an integrated washer/dryer, a central heating radiator, and a wall-mounted Vaillant gas central heating boiler.

From the main entrance hall, additional doors lead to...

SITTING ROOM

15'5" x 11'6" (4.70m x 3.51m)



This charming room boasts exposed beams, deep skirting, a central heating radiator, and double-glazed windows on two sides.



STUDY/SNUG

11'7" x 10'5" (3.53m x 3.18m)



A versatile space suitable for a home office or additional sitting room, featuring a chimney breast, exposed beams, a central heating radiator, and a double-glazed window to the front.

GROUND FLOOR CLOAK ROOM

5'2" x 3'8" (1.57m x 1.12m)



This modern cloakroom features impressive wallpaper with traditional tongue and groove panelling. It includes a WC with concealed cistern, a wall-mounted washbasin, a contemporary towel radiator, and inset downlighters.

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

FIRST FLOOR LANDING



An attractive landing with built-in cloak cupboards, deep skirting, and access to substantial loft space.

Further doors leading to:

MASTER SUITE

A light-filled room with ensuite facilities and a dressing area with integrated wardrobes. It offers a Juliette balcony overlooking the garden.

INITIAL DRESSING AREA

6'2" x 5'9" into wardrobes (1.88m x 1.75m into wardrobes)



Having built in wardrobes with hanging rails, inset downlighters to the ceiling, central heating radiator and open to:

MASTER BEDROOM

13' x 11'3" (3.96m x 3.43m)



Having attractive part pitched ceiling with inset

downlighters, deep skirting, double glazed window to the side and aluminium French doors with Juliette balcony overlooking the garden.

A further door gives access into:



ENSUITE SHOWER ROOM

7'1" x 5'7" (2.16m x 1.70m)



Beautifully appointed with a contemporary suite comprising corner shower enclosure with sliding glass doors, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin, chrome mixer tap and marble

effect splash backs, shaver point, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the side.



BEDROOM 2

13'5" x 11'7" (4.09m x 3.53m)



A spacious double bedroom with dual aspect windows, deep skirting, and inset downlighters

BEDROOM 3

12'5" x 11'6" (3.78m x 3.51m)



Another generously sized double bedroom with deep skirting and inset downlighters.

FAMILY BATHROOM

7'10" x 7'3" (2.39m x 2.21m)



Beautifully appointed with a contemporary suite including a bath, shower mixer, WC, washbasin, and towel radiator.



EXTERIOR

The property features a deceptively large plot in the heart of the village, with a block-set driveway providing parking for multiple vehicles. The westerly-facing rear garden includes a large, paved terrace and a spacious lawn enclosed by fencing.

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies within 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>

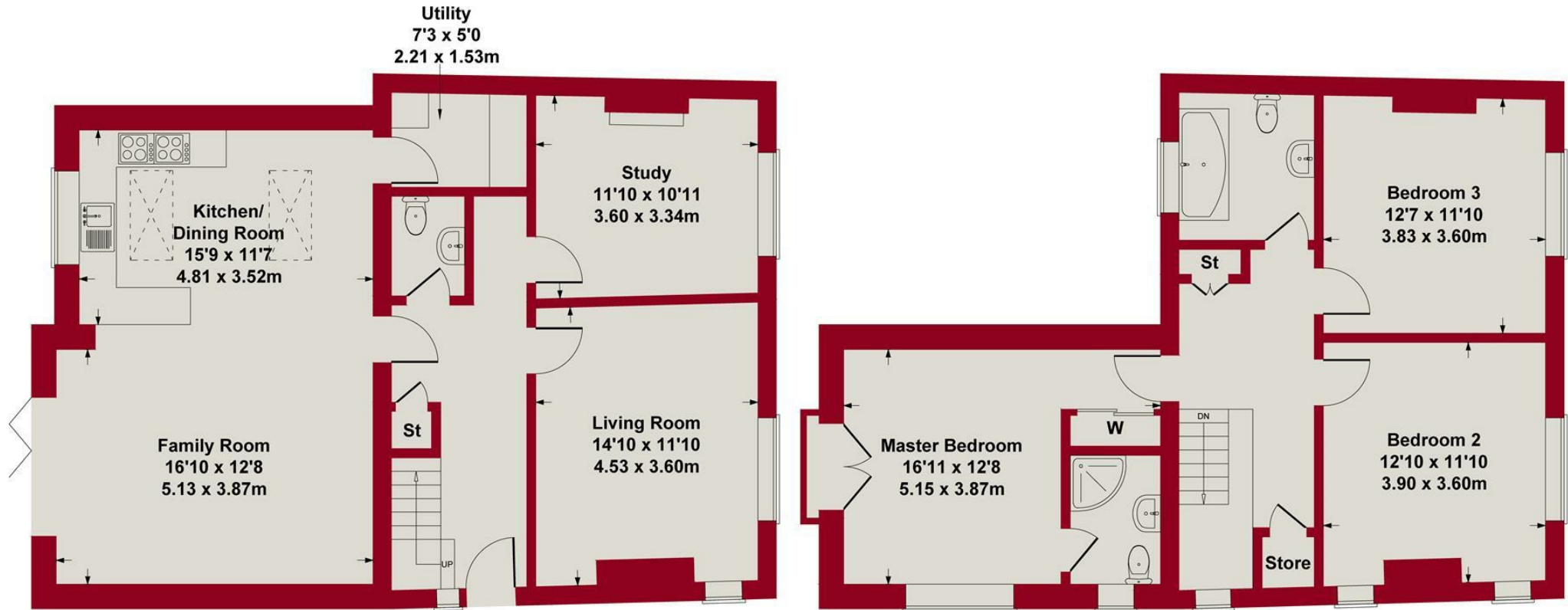
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area
1647 sq ft - 153 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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
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.

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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