



**16 Granary Close, Bottesford,
Leicestershire, NG13 0FS**

No Chain £450,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase a stunning, immaculately presented, contemporary home tucked away in a small development positioned within walking distance of the heart of this highly regarded and well served village.

This select development was completed in 2010 by highly regarded local developer Wynbrook Homes, with this particular property occupying an enviable corner plot benefitting from a westerly rear aspect, pleasant gardens to the front and side, and an excellent level of off road parking with gated driveway and garage.

The property was designed and built with a great deal of thought and attention to detail and offers a spacious and versatile level of accommodation spanning three floors, with potentially up to five double bedrooms, currently laid out with a second floor master suite comprising a generous double bedroom, a fully fitted walk through dressing room and ensuite facilities, and three further double bedrooms, bathroom and ensuite to the first floor.

The ground floor offers a light and airy feel, boasting three reception areas including a pleasant westerly facing sitting room with dining room off, a useful study perfect for today's way of home working, a tastefully appointed kitchen with utility off and ground floor cloakroom.

The property is neutrally decorated throughout and is beautifully kept, benefitting from double glazing and gas central heating and would be perfect for families looking for a well proportioned home within this highly regarded Vale of Belvoir village.

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

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 DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

14'2 x 6'7 (4.32m x 2.01m)



Having engineered oak flooring, central heating radiator, inset downlighters to the ceiling, spindle balustrade staircase with useful storage cupboard beneath, wall mounted Nest electronic thermostat, double glazed window to the front and door to:

CLOAKROOM

8'2 x 3'8 (2.49m x 1.12m)

Providing ample room for cloaks hanging and fitted with close coupled wc, pedestal wash basin, tiled floor, central heating radiator and double glazed window to the side.

SITTING ROOM

14'3 x 14'0 (4.34m x 4.27m)



A light and airy reception benefitting from a westerly aspect and having double glazed window and French doors leading out into the garden, central heating radiator and a pair of part glazed doors leading through into:



DINING ROOM

10'6 x 11'3 (3.20m x 3.43m)



Having central heating radiator, double glazed French doors leading out into the garden and large open doorway leading through into the initial part of the kitchen.



KITCHEN

13'0 x 11'0 (3.96m x 3.35m)



Appointed with a generous range of wall, base and drawer units, granite effect laminate work surfaces with inset one and a third bowl sink and drainer unit, tiled splashbacks, integrated dishwasher, fridge and freezer, Neff double oven, Neff four ring gas hob with chimney hood over, inset downlighters to the ceiling, space for breakfast table, double glazed window to the front and door returning to the hallway.



UTILITY ROOM

6'4 x 6'0 (1.93m x 1.83m)



Having wall and base units, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble drier beneath, wall mounted Worcester Bosch gas central heating boiler, tiled floor, central heating radiator, double glazed window and exterior door.

STUDY

11'0 max x 8'1 (3.35m max x 2.46m)



A versatile reception having double glazed bay window to the front, continuation of the engineered oak flooring, central heating radiator.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Having built in airing cupboard housing pressurised hot water system and providing useful storage, central heating radiator, double glazed window to the front and doors to:

BEDROOM 1

10'8 x 14'4 max (3.25m x 4.37m max)



A well proportioned double bedroom benefitting from a westerly aspect to the rear, having fitted full height wardrobes with sliding mirrored door fronts, central

heating radiator, double glazed window and door leading through into:



ENSUITE SHOWER ROOM

6'8 x 6'6 (2.03m x 1.98m)



Fitted with a corner shower enclosure with sliding screen, wall mounted thermostatic mixer tap with independent handset over, close coupled wc, pedestal wash basin, tiled floor and splashbacks, wall mounted mirror with light over and integral shaver point, inset downlighters to the ceiling and double glazed window.

BEDROOM 2

12'8 x 10'9 (3.86m x 3.28m)



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

BEDROOM 3

11'7 x 8'0 (3.53m x 2.44m)



Although large enough to accommodate a double bed makes an ideal child's single bedroom having built in wardrobes, central heating radiator and double glazed window to the front.

FAMILY BATHROOM

10'6 x 8'0 (3.20m x 2.44m)



Appointed with a panelled bath, double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin, tiled floor and splashbacks, central heating radiator, inset downlighters to the ceiling and double glazed window.

FROM THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO:

SECOND FLOOR LANDING

The second floor landing leads to what is currently utilised as a second floor master suite having potentially two double bedrooms what are laid out as a generous double bedroom with dual aspect leading into a fully fitted walk through dressing room and ensuite facilities which combine to create a fantastic maser or teenage suite.

BEDROOM 4

17'8 x 11'2 (5.38m x 3.40m)



A light and airy double bedroom benefitting from a dual aspect, having part pitched ceiling with access to loft space, central heating radiator, double glazed dormer window to the rear and additional window overlooking paddocks at the side.



BEDROOM 5

11'8 x 11'2 (3.56m x 3.40m)



A versatile room providing a further potential double bedroom that has been utilised as a walk through dressing room and has been fitted with a generous range of integrated furniture comprising contemporary wardrobes, dressing table, low level drawer unit and integrated window seat, the room having elevated aspect to the rear, part pitched ceiling, central heating radiator, double glazed window and a further door leading through into:



ENSUITE SHOWER ROOM

11'3 x 3'9 (3.43m x 1.14m)



Having double width shower enclosure with bi-fold screen and chrome wall mounted shower mixer, close coupled wc, pedestal wash basin, tiled floor and splashbacks, central heating radiator, wall mounted mirror with light above and integral shaver point, inset downlighters to the ceiling and skylight to the front.

EXTERIOR



The property occupies an excellent location tucked away in this small cul de sac setting. To the front of the property is an open plan mainly lawned garden with block set driveway providing off road parking and wall mounted electric car charger. A field gate leads through onto further parking at the side and:



DETACHED GARAGE

Having up and over door, courtesy door at the rear.

REAR GARDEN



The rear garden benefits from a westerly aspect and is mainly laid to lawn with initial paved terrace, established borders, enclosed by post and rail and panelled fencing.



COUNCIL TAX BAND

Melton Borough Council - Tax Band F.

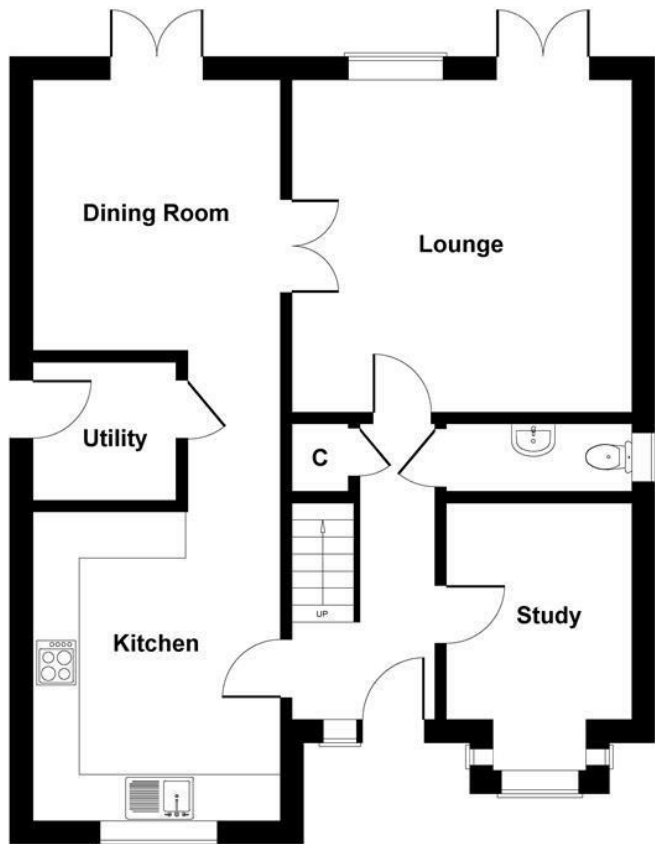
TENURE

Freehold

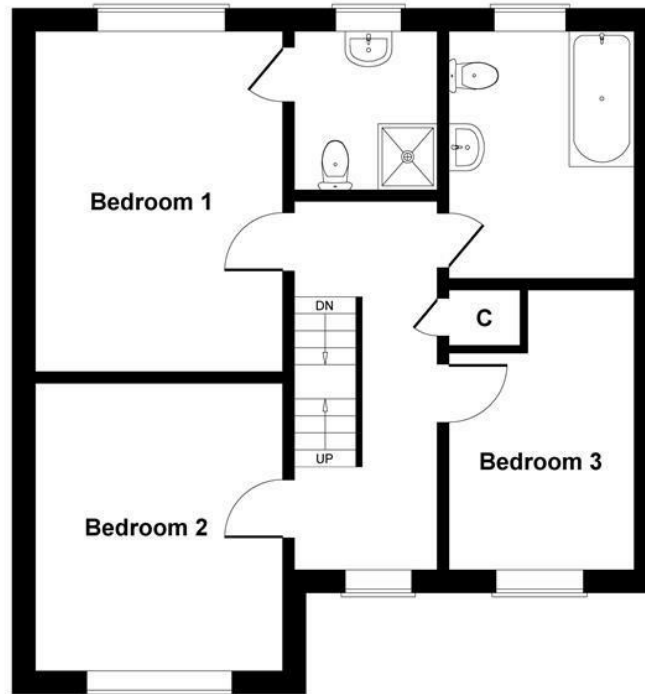
ADDITIONAL INFORMATION

Please note that there is outline planning permission granted to the southerly side of the property within the adjacent paddock with further details available on Melton Borough Council's planning portal under reference 20/00009/OUT.

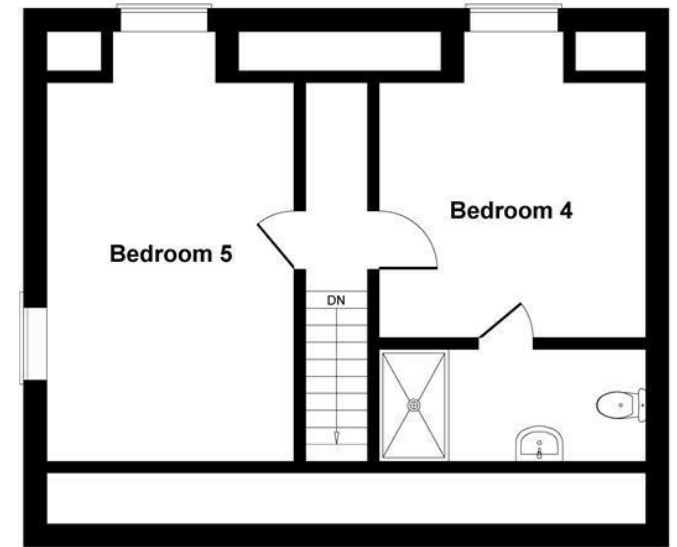
16 Granary Close



GROUND FLOOR



FIRST FLOOR

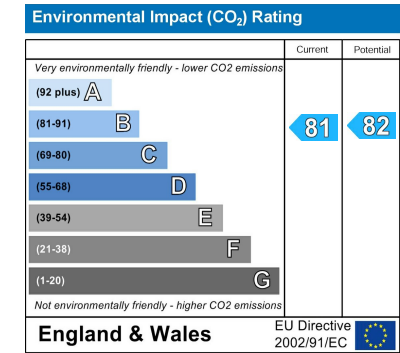
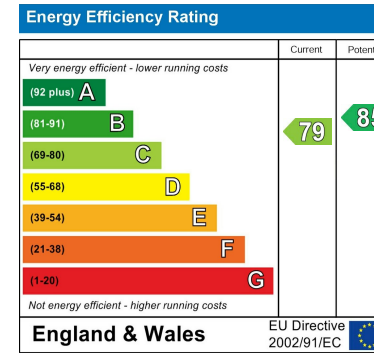


SECOND FLOOR

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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