



**Hitchcroft 4 Marsh Court, Bottesford,
Leicestershire, NG13 0ES**

No Chain £425,000
Tel: 01949 836678

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

An opportunity to purchase an interesting individual character conversion located in a small cul-de-sac setting within easy reach of the wealth of amenities of this highly regarded village on the edge of the Vale of Belvoir.

Offering around 1,000sq.ft. of internal accommodation, this unique home offers a particularly versatile layout enabling it to be utilised as both a single or two storey home, ideal for those looking to downsize and who may require single storey living in the future. The accommodation comprises an initial entrance hall, dual aspect sitting room, generous open plan living/dining kitchen with attractive exposed internal stone elevation and useful utility off and ground floor cloak room. In addition there is a ground floor double bedroom with ensuite bathroom. To the first floor are two further bedrooms and a central bathroom all located off a galleried landing.

The property benefits from gas central heating as well being offered to the market with no upward chain and, although it may require a degree of modernisation, offers a great deal of potential to create a fantastic home within a convenient and well regarded location.

As well as the accommodation on offer the property occupies a pleasant plot with gardens to all sides, a generous level of off road parking, double garage and delightful views across the southerly side to the village church spire.

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.

A TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE PORCH

11'6" x 3'8" (3.51m x 1.12m)

Having tiled floor, deep skirting, windows to the front and further multi paned door leading through into:

MAIN HALLWAY

11'4" x 10' into stairwell (3.45m x 3.05m into stairwell)



Having spindle balustrade staircase rising to the first floor with under stairs alcove beneath, deep skirting and central heating radiator.

Further doors leading to:

SITTING ROOM

19'7" x 11'8" (5.97m x 3.56m)



A well proportioned reception benefitting from a dual aspect with windows to the front and rear having attractive exposed brick internal elevation, feature fire surround, mantle and raised flagstone hearth with inset solid fuel grate, deep skirting and two central heating radiators.



GROUND FLOOR BEDROOM

12'8" x 9'11" (3.86m x 3.02m)



A well proportioned double bedroom which benefits from ensuite facilities having a run of built in furniture comprising wardrobes and overhead storage cupboards, deep skirting, coved ceiling, central heating radiator and window overlooking the garden.

A further door leads into:

ENSUITE BATHROOM

7'11" x 7'7" (2.41m x 2.31m)



Having three piece suite comprising panelled bath with chrome mixer tap and integrated shower handset, close coupled WC and pedestal washbasin, central heating radiator and obscured glazed window.

RETURNING TO THE MAIN HALLWAY AN OPEN DOORWAY LEADS THROUGH INTO:

INNER HALLWAY

7'5" x 2'8" (2.26m x 0.81m)

Having built in cloaks cupboard which also houses the gas central heating boiler.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

5'6" x 3'1" (1.68m x 0.94m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin and obscured glazed window.

DINING KITCHEN

18'9" x 12'8" (5.72m x 3.86m)



A well proportioned open plan space comprising an initial living/dining area with window overlooking the garden at

the front, having deep skirting, central heating radiator and the attractive feature of an exposed internal stone elevation which leads through into the kitchen area. The kitchen being fitted with a range of wall, base and drawer units with U shaped configuration of wood trimmed laminate preparation surfaces, having inset sink and drain unit, integrated appliances including ceramic hob, double oven, dishwasher and under counter fridge, and window overlooking the garden.

A further door leads through into:



UTILITY ROOM

12'3" x 4'10" (3.73m x 1.47m)



Having fitted wall, base and drawer units with L shaped configuration of preparation surfaces, inset stainless steel sink and drain unit, central heating radiator, access loft space above, window overlooking the garden, exterior door and further courtesy door giving access into:

GARAGE

18' in depth x 17' wide (5.49m in depth x 5.18m wide)



Having twin electric up and over doors, power and light and open truss roof.



RETURNING TO THE MAIN HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



Having spindle balustrade with galleried area, central heating radiator, built in under eaves storage and dormer window to the front affording a pleasant aspect across to the village church spire. A further cupboard houses the hot water cylinder and provides storage above.

Further doors lead to:

BEDROOM 2

13'8" max into dormer window x 10'8" (4.17m max into dormer window x 3.25m)



A double bedroom having pleasant aspect across to the church at the front, access to under eaves storage, deep skirting and central heating radiator.

BEDROOM 3

13'4" x 9'8" (4.06m x 2.95m)



A further double bedroom having a pleasant elevated

aspect to the front looking across to the church spire, built in storage with low level and overhead cupboards, pitched ceiling, access to under eaves storage, central heating radiator and dormer window.



FIRST FLOOR BATHROOM

7'1" x 5'10" (2.16m x 1.78m)



Having a three piece coloured suite comprising panelled bath, close coupled WC, pedestal washbasin, central heating radiator and dormer window.

EXTERIOR



The property occupies a deceptive, established corner plot tucked away within a cul-de-sac setting with a brick walled frontage behind which lies a well stocked garden which runs to all sides. Vehicular access is off the adjacent close through an open gateway onto what is a substantial driveway providing an excellent level of off road parking and in turn leads to the attached brick built double garage. The gardens to the rear of the property are partly lawned having established borders well stocked with a variety of trees and shrubs and an additional garden area to the side. A further enclosed garden to the south to westerly side bordered by brick walls and beech hedging has a pathway leading to the front door, being a further established garden with seating area making use of it's preferential aspect.





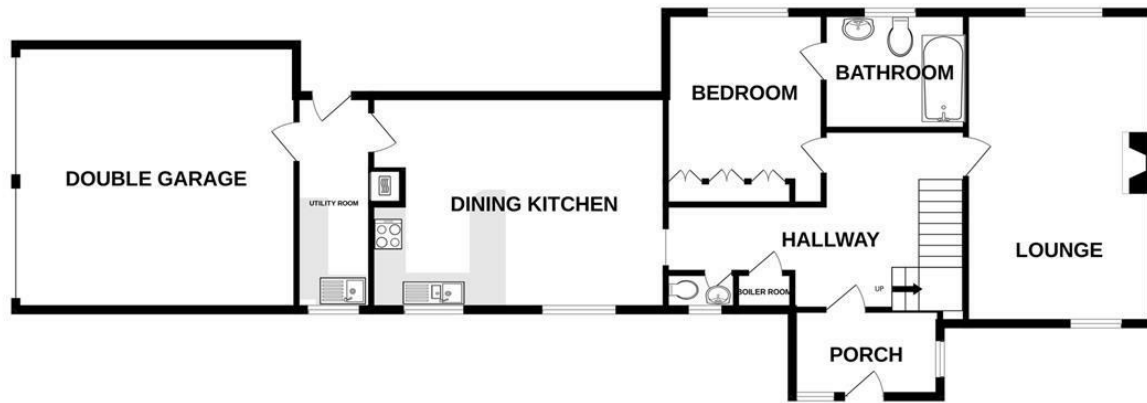
COUNCIL TAX BAND

Melton Borough Council - Band E

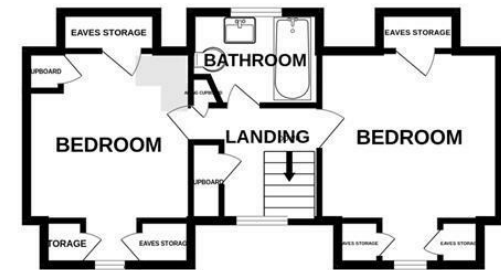
TENURE

Freehold

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



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