



**8 Rectory Court, Bottesford, Leicestershire,  
NG13 0BJ**

**No Chain £210,000**  
Tel: 01949 836678

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A rare opportunity to purchase a part attached bungalow in the grounds of the converted former rectory within this over 55s age restricted development.

The property is located on a pleasant manageable corner plot with a delightful aspect across to the village church having use of the impeccably maintained, established grounds and is located only a short walking distance from the heart of the village with its wealth of amenities. This makes it ideal for those downsizing from larger dwellings, looking for a single storey home in a select location in this highly regarded and much sought after Vale of Belvoir village.

The accommodation approaches 600sq.ft. and comprises initial entrance hall leading through into a pleasant main reception with dual aspect, kitchen, two double bedrooms and shower room.

The property benefits from gas central heating, UPVC double glazing and recently upgraded composite external doors although, overall, is probably likely to require a general program of modernisation which, in turn, creates a blank canvas for those wishing to place their own mark on a home.

As well as the communal grounds, which are covered as part of the service charge, the property has a small courtyard garden area with established borders and the development offers a walled and gated car park.

The property is offered to the market with no upward chain and 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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL** 10'10" x 5'5" (3.30m x 1.65m)



Having useful built in cloaks cupboard, access loft space above and central heating radiator.

Further doors leading to:

### **SITTING ROOM**

15'11" x 11'5" (4.85m x 3.48m)



A light and airy reception benefitting from double glazed windows to both front and side elevations affording an attractive aspect both into the well maintained gardens and also across to the pretty village church spire. The room makes an ideal lounge but would be large enough to accommodate a dining area, having central heating radiator and deep skirting.

## KITCHEN

11'1" x 7'10" (3.38m x 2.39m)



Although likely to require modernisation the kitchen is currently fitted with a range of wall, base and drawer units having two runs of laminate preparation surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including electric four ring hob and double oven, space for further free standing appliances, wall mounted gas central heating boiler and double glazed window and door to the westerly side with access out into a small courtyard style garden.

## BEDROOM 1

11'5" x 11' (3.48m x 3.35m)



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

## BEDROOM 2

9'6" x 8'10" (2.90m x 2.69m)



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

## SHOWER ROOM

5'9" x 5'8" (1.75m x 1.73m)



Having suite comprising shower enclosure with bifold screen and wall mounted electric shower, close coupled WC, pedestal washbasin, central heating radiator and tiled walls.

## EXTERIOR

The property occupies a pleasant, manageable corner plot within this unique development offering an initial communal entrance with walled parking area but the property having its own small, walled, courtyard style garden with initial lawn, low maintenance gravel borders and seating areas with inset shrubs affording a westerly aspect. A further small garden area lies to the front, again with established borders, and block set pathway leading to the front door.





### **ADDITIONAL INFORMATION**

This is an Over 55's apartment. There is a service charge of £140 pm which we understand includes the maintenance of the building and common parts. The lease is until 4 December 3094.

### **COUNCIL TAX BAND**

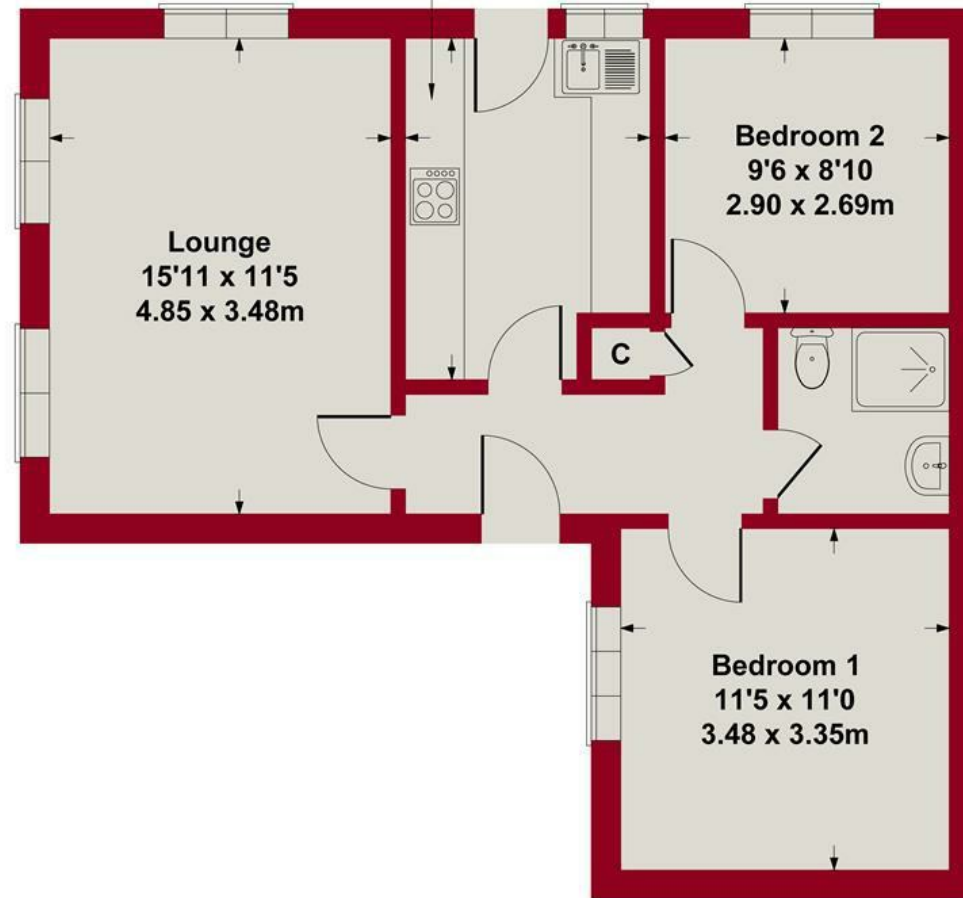
Melton Borough Council - Band C

### **TENURE**

Leasehold

Approximate Gross Internal Area  
614 sq ft - 57 sq m

Kitchen  
11'1 x 7'10  
3.38 x 2.39m



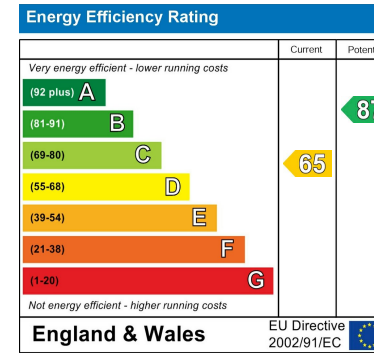
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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