



**16 Challands Drive, Bottesford,
Leicestershire, NG13 0EZ**

£350,000
Tel: 01949 836678

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

We have pleasure in offering to the market this immaculately presented, detached, contemporary home originally completed by the national house builder Miller Homes in 2022 and retains the balance of it's warranties.

The property has seen various cosmetic improvements with more contemporary decoration and attractive panelling, upgraded floor coverings to the ground floor and landscaped rear garden. Internally the accommodation comprises a well proportioned initial entrance hall with ground floor cloak room off, dual aspect living/dining kitchen with tastefully appointed units and integrated appliances and the living/dining area leading out into the rear garden. In addition there is a separate sitting room with attractive solid wood block flooring, again with access onto the rear patio. To there first floor there are three double bedrooms, the master of which benefits from ensuite facilities, and separate family bathroom. The property also benefits from UPVC double glazing and gas central heating.

As well as the accommodation on offer the property occupies a pleasant position overlooking a green area to the front with off road parking for two vehicles to the side and brick garage. To the rear is an enclosed south westerly facing, landscaped garden with raised terrace and central lawn.

Overall this would be an excellent opportunity for a wide variety of prospective purchasers to acquire a modern detached home on the outskirts of this highly regarded and well served village.

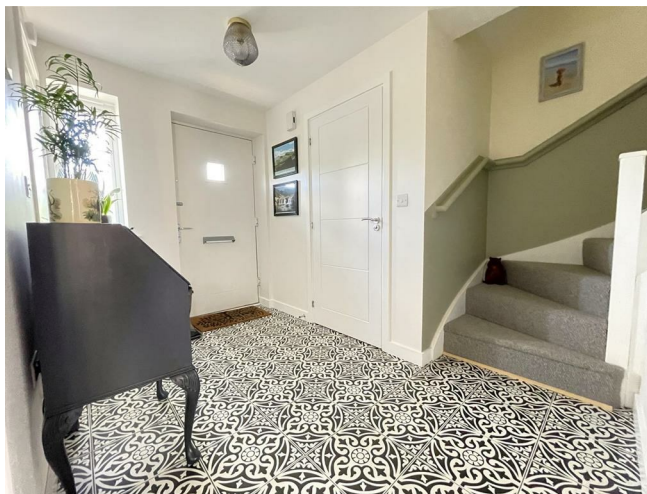
BOTTESFORD

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 WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

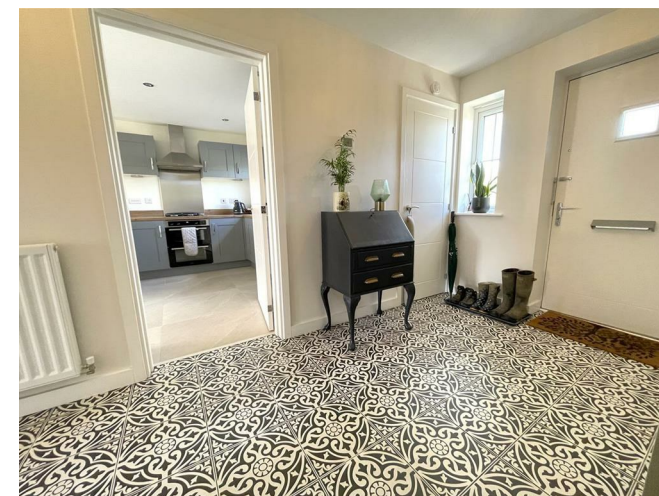
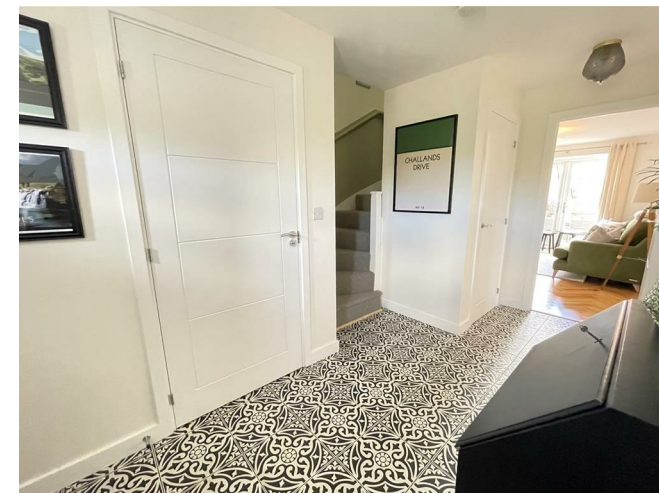
INITIAL ENTRANCE HALL

14'4" x 6' (10'6" max into stairwell) (4.37m x 1.83m (3.20m max into stairwell))



A particularly well proportioned initial entrance hall having attractive period style tiled floor, contemporary architrave and skirting, central heating radiator, a good level of built in storage including initial boiler cupboard which houses the Baxi gas central heating boiler, separate under stairs cupboard and staircase rising to the first floor.

Further doors leading to:



GROUND FLOOR CLOAK ROOM

6'4" x 3'11" (1.93m x 1.19m)



Tastefully appointed with a contemporary two piece suite comprising close coupled WC, vanity unit with rectangular washbasin, chrome mixer tap and attractive metro tiled splash backs, period style tiled floor, central heating radiator behind feature cover and double glazed window.

OPEN PLAN LIVING/DINING KITCHEN

23'9" x 10'11" (7.24m x 3.33m)



A particularly well proportioned light and airy open plan space perfect for every day living and entertaining comprising initial kitchen fitted with a generous range of contemporary wall, base and drawer units with chrome fittings and U shaped configuration of wood effect laminate preparation surfaces, having inset sink and drain unit with chrome mixer tap, integrated appliances including Zanussi four ring gas hob with stainless steel splash back and chimney hood over, double oven beneath, fridge freezer, dishwasher and washing machine, attractive tiled floor, inset downlighters to the ceiling, central heating radiator and double glazed window with pleasant aspect to the front.

The kitchen is in turn open plan to a living/dining space having attractive feature panelled walls, a further central heating radiator and French doors leading out into the rear garden.





SITTING ROOM

12'10" x 10'3" (3.91m x 3.12m)



A further reception again having access out into the rear garden with attractive herringbone block wood flooring, contemporary skirting, central heating and double glazed French doors.



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

FIRST FLOOR LANDING

Having built in cloaks cupboard providing an excellent level of storage and access loft space above.

Further doors leading to:

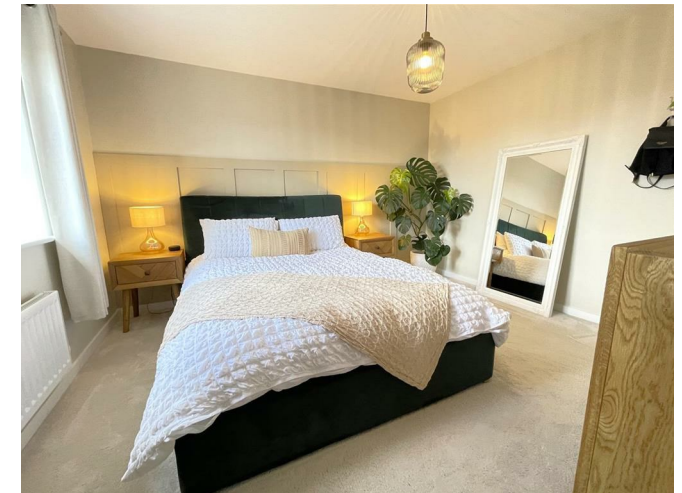
BEDROOM 1

12'4" x 11'5" (3.76m x 3.48m)



A well proportioned double bedroom benefitting from ensuite facilities having attractive panel effect feature wall, central heating radiator and double glazed window.

A further door leads through into:



ENSUITE SHOWER ROOM

9'11" into shower enclosure x 5'10" (3.02m into shower enclosure x 1.78m)



A well proportioned ensuite shower room having contemporary suite comprising double width shower enclosure with wall mounted mixer and sliding screen, close coupled WC, wall mounted washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window.

BEDROOM 2

11'9" max x 10' max (3.58m max x 3.05m max)



A further double bedroom having aspect to the front having useful built in over stairs cupboard, central heating radiator and two double glazed windows.



BEDROOM 3

11'3" x 10'11" (3.43m x 3.33m)



A further double bedroom having aspect to the front with attractive traditional style panelling, central heating radiator and double glazed window.



BATHROOM

7'5" x 6'5" (2.26m x 1.96m)



Having contemporary three piece suite comprising panelled bath with chrome mixer tap, wall mounted mixer with integrated handset and glass screen, close coupled WC, half pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window to the side.

EXTERIOR



The property occupies a pleasant position within this now establishing development situated on the outskirts, overlooking a green area to the front and benefitting from a south westerly aspect to the rear. To the fore of the property is an open plan frontage which leads to the front door and an adjacent driveway providing off road car standing which in turn leads to a brick and tiled garage with up and over door. To the rear of the property is a landscaped south westerly facing garden with an initial raised paved terrace that links back into both the living area of the kitchen and the main sitting room, a central lawn with block set edging, pebbled pathways and raised sleeper edged borders. The garden is enclosed by brick walls and feather edged board fencing.





COUNCIL TAX BAND
Melton Borough Council - D

TENURE
Freehold

Approximate Gross Internal Area
1141 sq ft - 106 sq m
(Excluding Garage)



GARAGE

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.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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