



**3 South Crescent, Bottesford,  
Leicestershire, NG13 0BQ**

**£245,000**  
Tel: 01949 836678

 **RICHARD  
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An excellent opportunity to purchase a traditional semi-detached home, tucked away in a small cul-de-sac setting, benefitting from an attractive established plot, which is generous by modern standards with a southerly rear aspect and within walking distance to the heart of this highly regarded and well served Vale of Belvoir village.

Internally the property offers a good level of accommodation, large enough to accommodate families, and comprises of an initial entrance hall leading through to two main reception rooms including sitting room and separate dining room with dual aspect over looking the rear garden. The kitchen has a part pitched ceiling and fitted units. To the first floor are three bedrooms and modernised shower room and separate WC.

In addition the property benefits from UPVC double glazing and gas central heating,

The property occupies a delightful plot with on street parking and over looking a central green, having a low maintenance frontage and southerly facing rear garden with useful workshop and greenhouse.

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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO THE INITIAL;

### ENTRANCE HALL

9'5 into stairwell x 5'3 (2.87m into stairwell x 1.60m)



Having staircase rising to the first floor landing, under stairs storage cupboard, double glazed window to the front.

Further doors leading to;

### SITTING ROOM

14'0 max x 13'7 max (4.27m max x 4.14m max)



A well proportioned light and airy reception having aspect into the front garden, chimney breast with exposed brick fireplace and surround, marble/granite mantle and inset open grate, shelved alcove to the side, central heating radiator, double glazed window to the front.



## DINING ROOM

14'0 x 9'5 (4.27m x 2.87m)



A versatile reception benefitting from a dual aspect, perfect for formal dining lying adjacent to the kitchen, useful under stairs storage cupboard, central heating radiator, double glazed window to the the rear and side elevations.

A further door leads into the;

## KITCHEN

13'7 x 10'9 maximum (4.14m x 3.28m maximum)



Having a pleasant aspect into the rear garden with pitched roof, inset skylight flooding this space with light as well as having double glazed windows to the rear and side, plus external door into the garden. The kitchen is appointed with a generous range of wall, base and drawer units with brushed metal fittings, U-shape configuration of laminate work surfaces with inset bowl, sink and drainer unit with brushed metal mixer tap, space for free standing gas or electric cooker, plumbing for washing machine and dishwasher, space for free-standing fridge freezer.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO THE;

## FIRST FLOOR LANDING

Having central heating radiator, access to loft space above, double glazed windows to the side.

Further doors leading to;

### BEDROOM 1

13'9 x 10'6 (4.19m x 3.20m)



A well proportioned double bedroom having aspect to the front, central heating radiator, wood effect laminate flooring, double glazed window.

### BEDROOM 2

12'3 into alcove x 9'3 (3.73m into alcove x 2.82m)



A further well proportioned double bedroom having aspect into the rear garden, useful alcove with hanging rail and storage shelf over, wood effect laminate flooring, central heating radiator, double glazed window.

### BEDROOM 3

10'2 x 6'5 (3.10m x 1.96m)



Having aspect to the front, useful over stairs storage cupboard, wood effect laminate flooring, central heating radiator, double glazed window.

### SHOWER ROOM

7'9 x 5'11 (2.36m x 1.80m )



Tastefully appointed having been upgraded with a

contemporary suite comprising large shower enclosure with glass screen and wall-mounted shower mixer with rain water rose and independent handset, vanity unit with inset wash basin and chrome mixer tap, fully tiled walls and floor, contemporary towel radiator, built-in airing cupboard which also houses the gas central heating boiler.

### SEPARATE WC

6'2 x 2'8 (1.88m x 0.81m)



Having a contemporary white close coupled WC, fully tiled walls and floor, double glazed window.

## EXTERIOR



The property occupies a pleasant position tucked away within this small crescent overlooking the central green, with on street parking within the close. The property is set well back behind a landscaped frontage with pea gravel borders well stocked with established shrubs, and pathway leading to the front door.

A wrought iron courtesy gate to the side give access into the;

## REAR GARDEN



Particularly generous by modern standards with a 'just off southerly aspect, having large lawn, well stocked established borders with a range of trees and shrubs, including a mature willow to the foot. There is a useful greenhouse, and substantial storage shed/wooden workshop to the rear.



## WORKSHOP

16'2 x 8'11 (4.93m x 2.72m)



Of block construction with pitched roof, power and light, windows to three elevations.

## COUNCIL TAX BAND

Melton Borough Council - Tax Band B

## TENURE

Freehold

## 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>

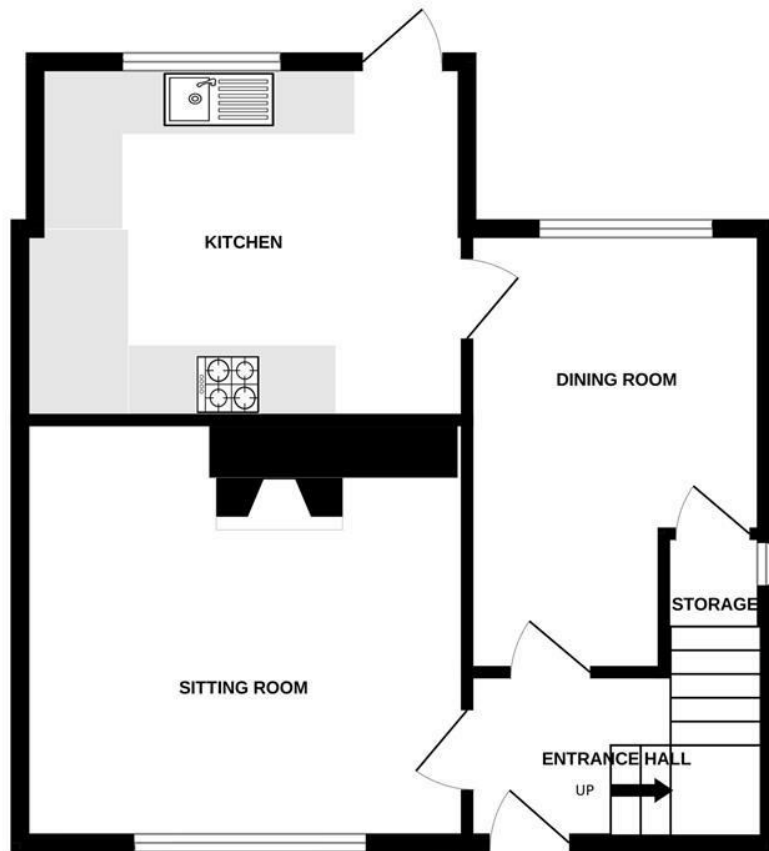
School Ofsted reports:-

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

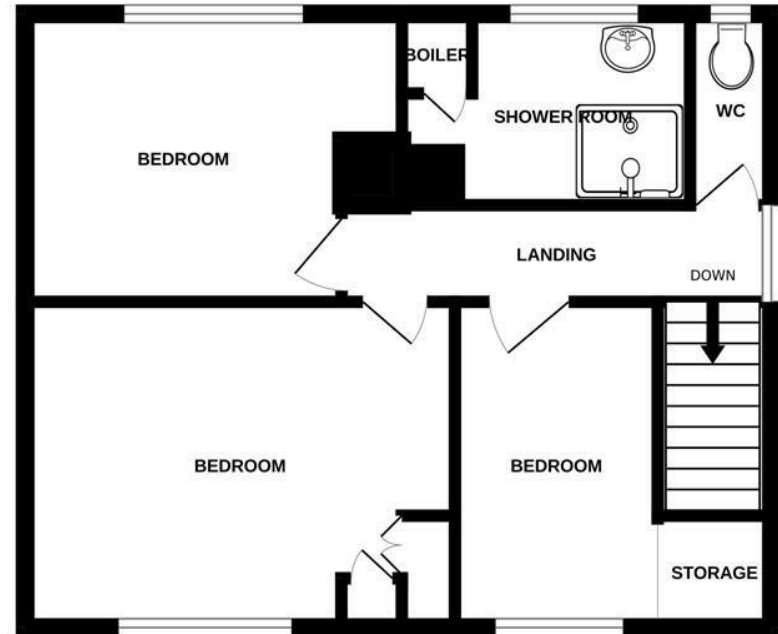
Planning applications:-

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

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		
(81-91) B		85
(69-80) C	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.*

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