



5 Wimbishthorpe Close, Bottesford,
Leicestershire, NG13 0AS

Guide Price £588,000

Tel: 01949 836678

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

An interesting opportunity to purchase a individual detached versatile home offering a generous level of accommodation lying in the region of 2,650sq.ft. excluding it's integral garage and offering attached annex facilities which could potentially be utilised as a short term let or ideal for extended families, dependent relatives or teenagers.

The property is tastefully presented throughout, offering a spacious level of accommodation with three reception areas, up to five double bedrooms and three bath/shower rooms making it ideal for large families, particularly with older children, providing a great deal of versatility in it's layout.

The master suite is particularly impressive with a dual aspect and walk through wet room and there are four further bedrooms, one of which lies in the attached annex which is access separately from the main house. To the ground floor is a fantastic level of accommodation comprising initial entrance hall with cloak room off and a useful study which could potentially be utilised as a ground floor bedroom having bifold doors into the garden. The open plan dual aspect kitchen is tastefully appointed having a part vaulted ceiling with inset skylights and access out into the garden and a generous range of contemporary units and integrated appliances. In turn the kitchen links through into a superb living/dining room having attractive fireplace with inset stove and which also links through into a garden room at the rear with vaulted ceiling, inset skylights and a run of bifold doors leading out into the garden. The attached annex provides a ground floor kitchen living area and, to the first floor, a double bedroom with ensuite facilities.

In addition the property benefits from gas central heating, UPVC double glazing, relatively neutral decoration throughout and contemporary fixtures and fittings.

As well as the accommodation the property occupies a pleasant plot with the frontage landscaped to maximise off road parking and also leads to an integral garage with electric door. The rear garden is enclosed to all sides providing a private outdoor space having a central lawn,

paved terrace, attractive ornamental Koi pond, hot tub and established borders.

Overall this is a great opportunity to purchase a bespoke home within 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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL MAIN ENTRANCE HALL

18'6" x 6'6" (5.64m x 1.98m)



Having attractive timber flooring, deep skirting, contemporary column radiator, electric personal lift giving access to the first floor and courtesy door into the garage.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 2'9" (1.52m x 0.84m)



Having two piece white suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

STUDY/GAMES ROOM

17'8" x 7'10" (5.38m x 2.39m)



A well proportioned versatile reception ideal as a home office perfect for today's way of working but alternatively

would be large enough to be utilised as a further reception space, ideal as a games room or potentially ground floor bedroom, the room having continuation of the timber flooring, deep skirting, central heating radiator and bifold doors into the garden.

LIVING/DINING KITCHEN

27'7" x 14' max (8.41m x 4.27m max)



A well proportioned, open plan, light and airy space benefitting from a dual aspect having windows to the front and rear and courtesy door into the garden. The kitchen area has a part vaulted ceiling with inset skylights creating an attractive feature, the kitchen being fitted with a generous range of contemporary oak units having, inset sink and drain unit, integral appliances including Neff microwave and warming draw beneath, Falcon gas and electric range with chimney hood over, Rangemaster wine cooler, dishwasher and larder unit with inset American style fridge freezer, a breakfast bar area providing informal dining, inset downlighters to the ceiling and attractive flooring with low level LED lighting.

A further door leads through into:



SECONDARY ENTRANCE HALL/PORCH

Having double glazed window to the front, exterior door and staircase rising to the first floor landing.

A further door leads through into:

LIVING/DINING ROOM

18'10" x 21'3" (5.74m x 6.48m)



A particularly well proportioned space linking through into a garden room at the rear, the focal point being an attractive exposed brick fireplace with quarry tiled hearth and inset stove and alcoves to the side, central heating radiator and two windows to the front.

Two open doorways lead through into:



GARDEN ROOM

21' x 8'3" (6.40m x 2.51m)



Having attractive pitched ceiling with inset skylights, further double glazed window to the side and a run of bifold doors into the garden, this area being a further versatile reception space, perfect as an additional sitting room.



RETURNING TO THE SECONDARY ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having inset skylight to the ceiling and built in airing cupboard.

Further doors leading to:

MASTER SUITE WET ROOM

7'6" x 7'2" (2.29m x 2.18m)



Having a contemporary suite with walk through shower wet area, wall hung WC, wall mounted washbasin with

chrome mixer tap and fully tiled walls.

A further door leads through into:

MASTER BEDROOM

23'9" to eaves by 17'7" (7.24m to eaves by 5.36m)



A well proportioned double bedroom benefitting from a dual aspect having double glazed window to the front, skylights at the rear and central heating radiator. This is a vast area and encompasses the lift giving ease of access to the ground floor.

BEDROOM 2 BATHROOM

10'10" max x 8'8" max (3.30m max x 2.64m max)



An L shaped walk through bathroom giving access into Bedroom 2 being fitted with a contemporary suite comprising free standing double ended bath with mixer tap with integral shower handset, separate wet area with wall mounted shower mixer, wall mounted washbasin, WC, tiled splash backs and floor and inset skylight to the ceiling.



BEDROOM 2

19' into wardrobes x 9'4" (5.79m into wardrobes x 2.84m)



A further double bedroom also benefitting from walk through ensuite facilities having a run of built in wardrobes, central heating radiator and double glazed window to the front.

BEDROOM 3

10'8" x 10'7" (3.25m x 3.23m)



A further double bedroom having aspect to the front

having over stairs cupboard, central heating radiator and double glazed window.

BEDROOM 4

10'11" x 9'9" (3.33m x 2.97m)



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

ANNEX

THE ANNEX IS ATTACHED TO THE PROPERTY AND ACCESSED VIA A COURTESY DOOR AT THE REAR WHICH LEADS INTO:

KITCHEN DINER

18' x 8'8" (5.49m x 2.64m)



Having fitted kitchen with wall, base and drawer units, laminate preparation surface over, inset sink unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, integrated oven with electric hob and chimney hood over, central heating radiator, tiled floor, built in storage and staircase rising to:

BEDROOM 5

9'6" x 8'4" excluding void (2.90m x 2.54m excluding void)



A double bedroom having ensuite facilities, high ceiling and double glazed windows to both front and side.

A further door leads through into:

ENSUITE SHOWER ROOM

8'8" x 3'11" (2.64m x 1.19m)



Having suite comprising shower enclosure with wall mounted shower and glass screen, close coupled WC and pedestal washbasin, towel radiator and pitched ceiling with inset skylights.

EXTERIOR



The property occupies a pleasant plot tucked away in a

small cul-de-sac setting having an open plan frontage which is relatively low maintenance with a central lawn, two block set driveways providing an excellent level of off road parking and, in turn, leading to an integral garage. A courtesy gate gives access into the rear garden having a large paved terrace linking back into the main receptions, central lawn, well stocked perimeter borders with established trees and shrubs, ornamental Koi pond, hot tub, greenhouse and further patio area at the side which leads to the annex. In addition there is an outside cold water tap and various electric points.



GARAGE

18'9" x 10" (5.72m x 3.05m)

Having electric up and over door, power and light and also housing the gas central heating boiler.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold (tbc)

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

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>

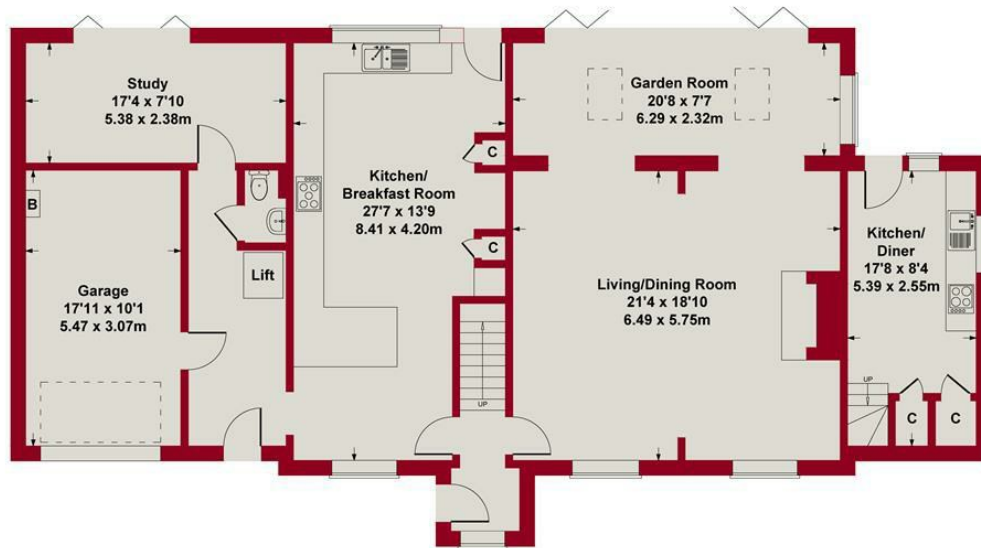
School Ofsted reports:-

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

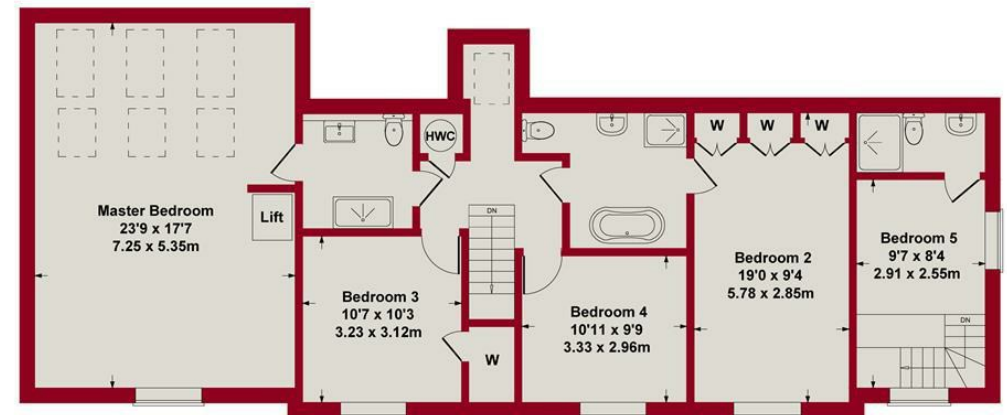
Planning applications:-

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

Approximate Gross Internal Area
2863 sq ft - 266 sq m



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
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



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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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