



**29 Cover Drive, Bottesford, Leicestershire,
NG13 0HS**

£230,000
Tel: 01949 836678

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

We have pleasure in offering to the market this contemporary three bedroomed semi detached home, originally completed around 2016 and benefitting from UPVC double glazing and gas central heating, with contemporary fixtures and fittings.

The property offers a double width driveway to the front with an enclosed garden at the rear offering a just off westerly aspect and internally the accommodation comprises initial breakfast kitchen fitted with a generous range of units and integrated appliances, ground floor cloak room off and L shaped open plan living/dining room with access out into the rear garden and, leading off the first floor landing, are three bedrooms and bathroom.

The property would be perfect for a wide range of prospective purchasers whether it be single or professional couples, potentially small families but also those downsizing from larger dwellings looking for a modern efficient home within walking distance of the heart of this well regarded Vale of Belvoir 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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

KITCHEN

13'9" into stairwell (10'5" min) x 9'9" (4.19m into stairwell (3.18m min) x 2.97m)



An initial kitchen which would be large enough to accommodate a breakfast or dining area, the kitchen area fitted with a generous range of contemporary wall, base and drawer units with brushed metal fittings and an L shaped configuration of laminate preparation surfaces, having inset sink and drain unit with chrome mixer tap, integrated appliances including stainless steel finish four ring gas hob with stainless steel splash back and chimney hood over and single oven beneath, plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler concealed behind kitchen cupboard, central heating radiator, double glazed window to the front and staircase rising to the first floor.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

5'7" x 2'11" (1.70m x 0.89m)



Having a contemporary two piece suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and extractor.

LIVING/DINING ROOM

15'1" x 13'9" (4.60m x 4.19m)



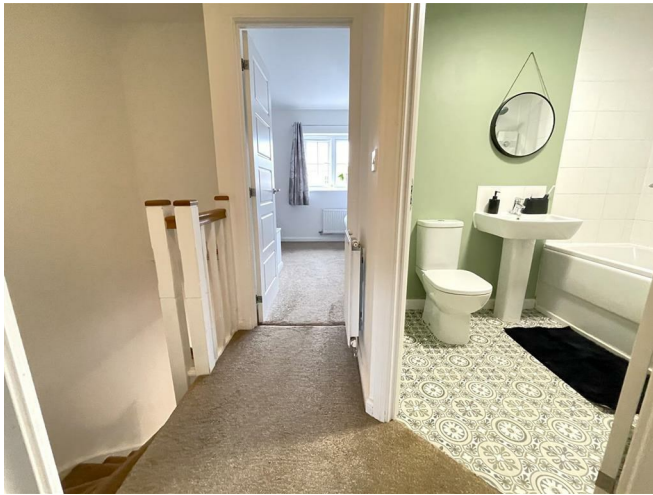
A generous open plan living/dining space linking out into

the rear garden, perfect for everyday living or entertaining having initial dining area leading into the main sitting room, useful under stairs cupboard, two central heating radiators and double glazed French doors to the rear.



RETURNING TO THE KITCHEN A TURNING STAIRCASE WITH SPINDLE BALUSTRADE RISES TO:

FIRST FLOOR LANDING



Having central heating radiator and access loft space

above.

Further doors leading to:

BEDROOM 1

13'10" x 10'6" (4.22m x 3.20m)



A well proportioned doubled bedroom having aspect to the front, over stairs bulkhead providing useful plinth, central heating radiator and double glazed window.



BEDROOM 2

9'9" max x 7'8" max (2.97m max x 2.34m max)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 3

9' x 5'10" (2.74m x 1.78m)



Having aspect into the rear garden with central heating radiator and double glazed window.

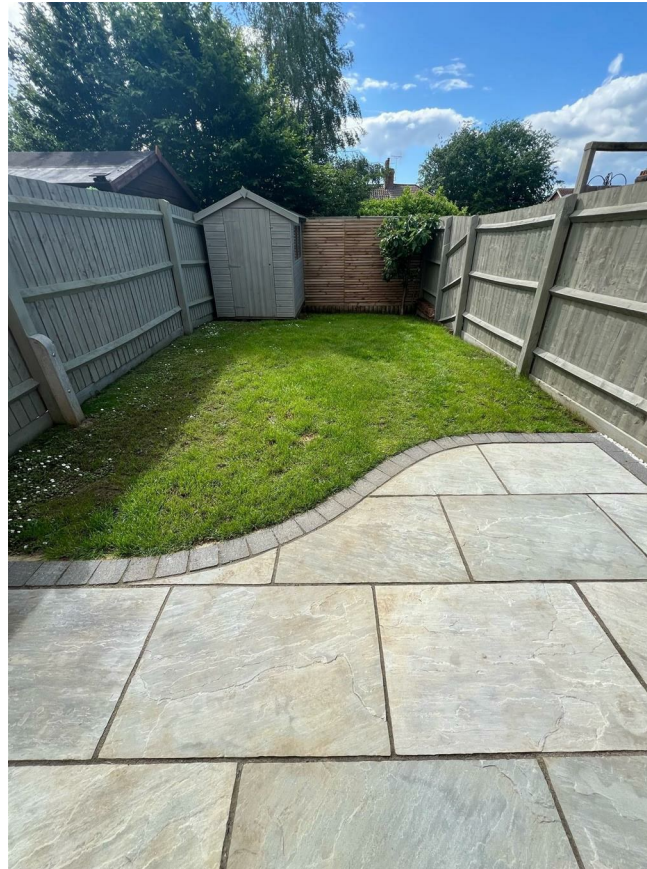
BATHROOM

7' x 5'7" (2.13m x 1.70m)



Having a three piece modern suite comprising panelled bath with chrome mixer tap, wall mounted Aqualisa shower over and glass screen, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

EXTERIOR



The property occupies a pleasant position within this now established development, offering an open plan frontage which has been landscaped to maximise off road parking with double width block set driveway and pathway leading to the front door. To the rear of the property is an enclosed garden offering a just off westerly aspect having initial paved terrace with block set edging linking back into the living room via French doors, the majority of the garden laid to lawn with useful timber storage shed and enclosed, in the main, by feather edged board fencing.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

We understand there is an agreement with Greenbelt management company regarding the upkeep of communal areas / private road. Cost TBC

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>

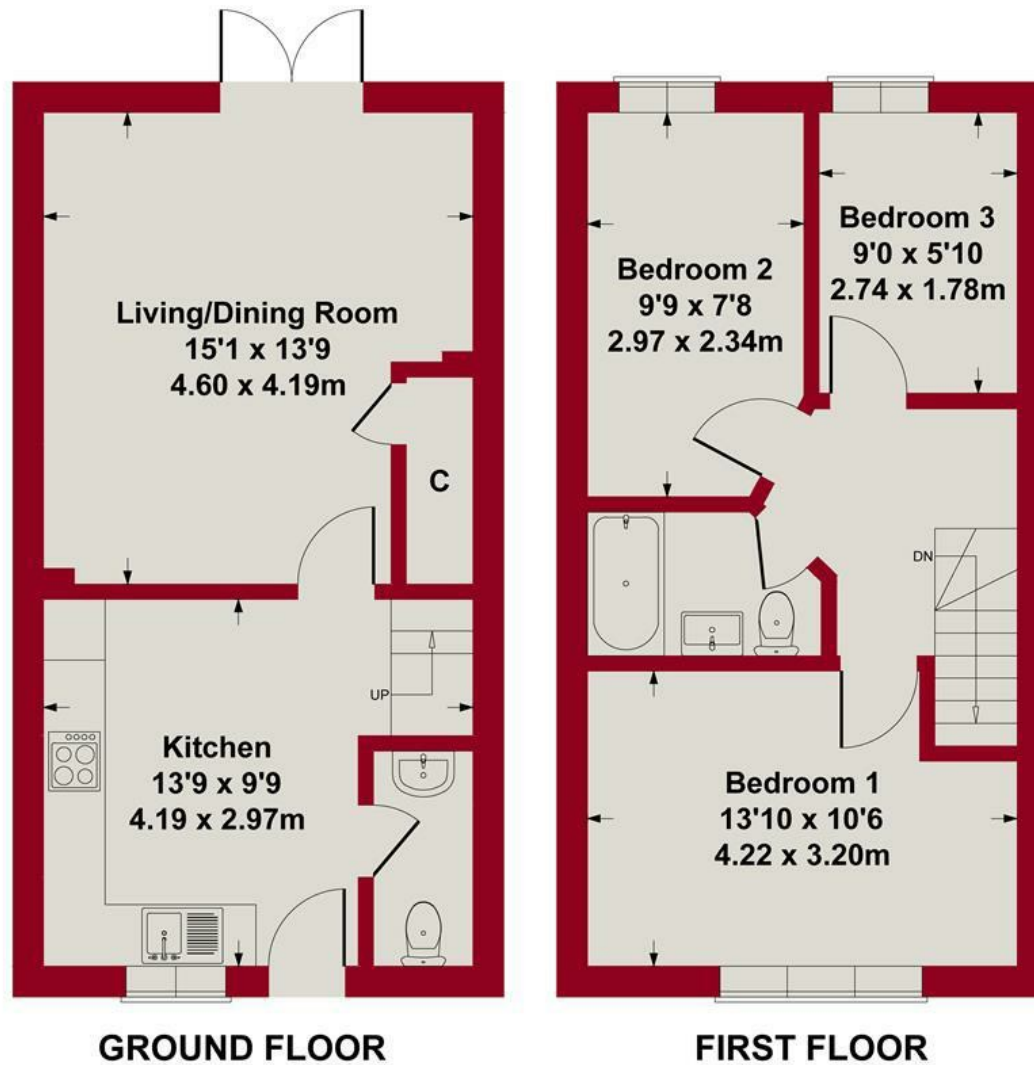
School Ofsted reports:-

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

Planning applications:-

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

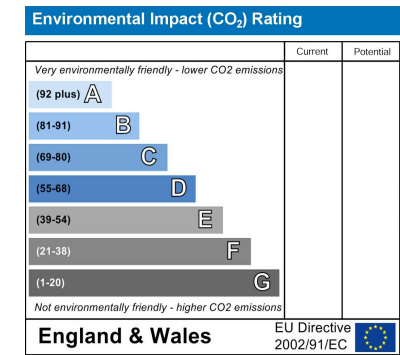
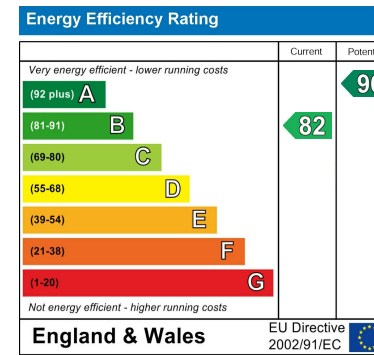
Approximate Gross Internal Area
753 sq ft - 70 sq m



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.





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



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