



25 Cox Drive, Bottesford, Leicestershire,
NG13 0DJ

£268,500
Tel: 01949 836678

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

An opportunity to purchase a detached chalet style property which offers a versatile layout with the ability to be used as both a single or two storey home making it ideal for a wide variety of prospective purchases, whether it be small families, single or professional couples or those downsizing dwellings with ability to use the property as a bungalow in future years.

The property is tastefully presented having seen a general program of modernisation over the years with a contemporary kitchen and bathroom, benefitting from gas central heating and UPVC double glazing.

The accommodation comprises initial entrance hall with attractive high vaulted ceiling up to a galleried landing above, large open plan L shaped living/dining room with a dual aspect and access into the kitchen which is fitted with a generous range of units and integrated appliances and leads out into the garden. In addition there is a second reception providing a potential ground floor double bedroom which, in conjunction with the ground floor bathroom, allows the property to be utilised as single storey living. To the first floor are two further double bedrooms as well as a good level of integrated storage.

As well as the internal accommodation the property occupies a pleasant established plot, well stocked with an abundance of trees and shrubs with an enclosed garden at the rear, ample parking and garage.

Overall 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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

10'2" x 8'8" max into stairwell (3.10m x 2.64m max into stairwell)



A pleasant initial entrance vestibule having impressive high vaulted ceiling up to a galleried landing above, turning staircase rising to the first floor, under stairs cupboard beneath, contemporary column radiator and double glazed window.

Further doors leading to:



OPEN PLAN LIVING/DINING ROOM

20'6" max x 11' max (6.25m max x 3.35m max)



A well proportioned L shaped reception space large enough to accommodate both living and dining area, flooded with light having large double glazed picture window to the front and additional window at the side, the focal point of the living area being an attractive contemporary oak finish fire surround and mantel with marble hearth and back and inset electric fire and two central heating radiators.

A further door leads through into:



KITCHEN

12'7" x 8'2" (3.84m x 2.49m)



Tastefully appointed with a generous range of contemporary wall, base and drawer units with brush metal fittings having two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including Bosch five ring gas hob with chimney hood over and single oven beneath, plumbing for washing machine, space for free standing American style fridge freezer, pull out recycling drawer, central heating radiator and double glazed window and exterior door into the garden.



RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

GROUND FLOOR BEDROOM 3/RECEPTION

12' x 9' (3.66m x 2.74m)



A versatile room which could provide a ground floor double bedroom in conjunction with the bathroom which would allow the property to be utilised as a purely single storey dwelling if required. Alternatively it would make an

additional reception, ideal as dining or study, having double glazed window overlooking the rear garden and central heating radiator.

GROUND FLOOR BATHROOM

10'2" x 6' (3.10m x 1.83m)



Tastefully appointed with a modern suite comprising panelled bath with chrome mixer tap and additional wall mounted shower mixer with independent handset over and bifold screen, built in vanity unit providing an excellent level of storage, WC with concealed cistern and vanity surface over with inset utopia washbasin and chrome mixer tap, fully tiled walls with mosaic border inlay, contemporary towel radiator and two double glazed windows.

RETURNING TO THE INITIAL ENTRANCE HALL AN TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having a good level of storage with built in cloaks cupboard, and a separate shelved airing cupboard which also houses the upgraded Worcester Bosch gas central heating boiler.

Further doors lead to:



BEDROOM 1

13'9" x 12'2" (4.19m x 3.71m)



A well proportioned double bedroom having aspect into the rear garden having a generous range of built in furniture with full height wardrobe, dressing table and matching side tables, access to under eaves storage, a dual aspect with double glazed window to the side and rear and central heating radiator.





BEDROOM 2
14'7" x 10' (4.45m x 3.05m)



A further double bedroom having aspect to the front with central heating radiator, under eaves storage cupboard, part pitched ceiling and double glazed window.

EXTERIOR



The property occupies an established plot set back from the road behind a relatively open plan frontage with central lawn and perimeter borders well stocked with a range of shrubs. The rear garden offers a just of westerly aspect and has been landscaped for relatively low maintenance living with paved and gravelled seating areas, well stocked borders with a range of trees and shrubs and a further paved area at the foot with useful timber storage shed. To the side of the property is a driveway providing off road car standing for numerous vehicles and in turn leads to a brick built garage at the rear.





GARAGE

A brick built garage having up and over, double glazed window and courtesy door to the side.

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage 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>

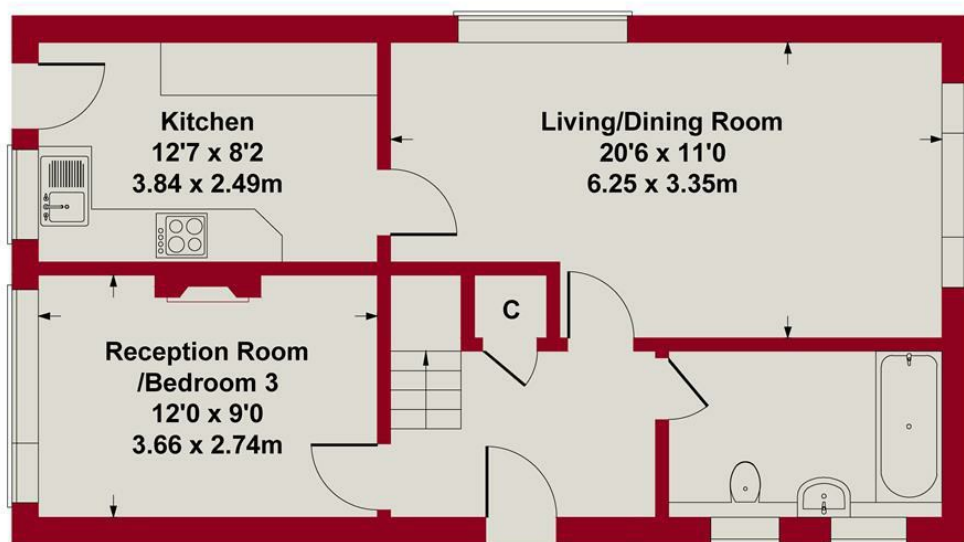
School Ofsted reports:-

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

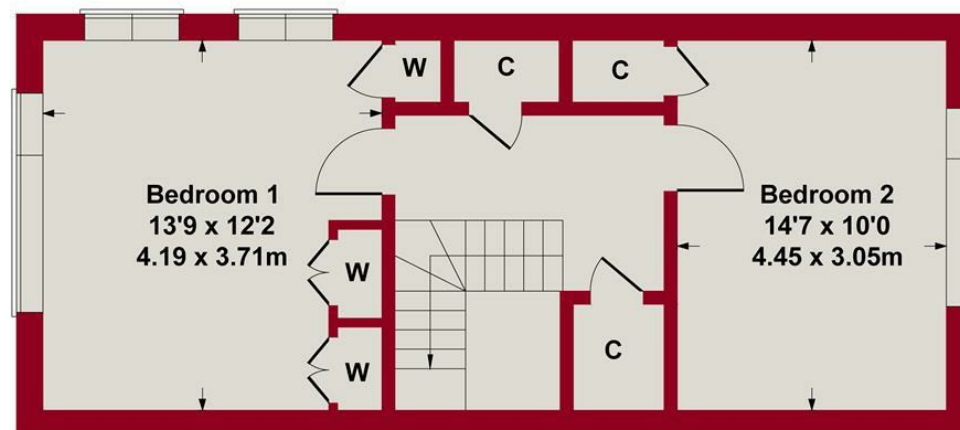
Planning applications:-

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

Approximate Gross Internal Area
1055 sq ft - 98 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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WATKINSON
PARTNERS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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



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

