



**6 The Wickets, Bottesford, Leicestershire,  
NG13 0HW**

**Price to be confirmed**  
Tel: 01949 836678

 **RICHARD  
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PARTNERS**  
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An opportunity to purchase modern detached family home within this now established development occupying a pleasant position within the close, overlooking the village cricket ground, with double width driveway, double garage and attractive, south facing, landscaped garden at the rear.

Internally the property boasts three main reception rooms as well as a generous L shaped living/dining kitchen tastefully appointed with a range of contemporary units and integrated appliances which links through into a useful utility. In addition there is a ground floor cloakroom all of which lead off a spacious central hallway with staircase rising to a galleried landing above where there are four double bedrooms, two of which benefit from ensuite facilities as well as separate family bath/shower room which also gives Jack & Jill access into Bedroom 3.

The property is tastefully presented throughout with neutral decoration, benefitting from UPVC double glazing, gas central heating, a fitted alarm system and retains the balance of it's NHBC warranty.

The property is positioned within easy reach of the heart of this well served and much requested 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.

CANOPIED PORCH WITH COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

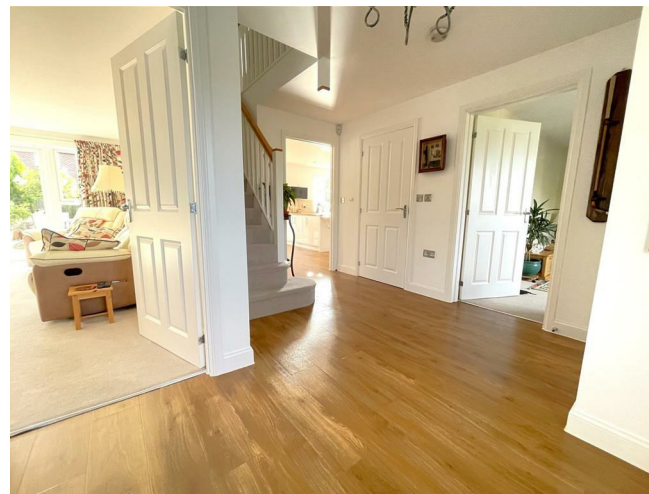
### **INITIAL L SHAPED ENTRANCE HALL**

12'11" x 11'2" max (3.94m x 3.40m max)



A well proportioned entrance vestibule having integrated storage with built in cloaks cupboard, attractive Amtico oak effect flooring, deep skirting and architrave and spindle balustrade staircase rising to first floor landing.

Further doors leading to:



### **SITTING ROOM**

15'11" x 12'1" (4.85m x 3.68m)



A pleasant light and airy reception benefitting from a southerly aspect to the rear with double glazed French doors leading into the garden and having two central heating radiators, deep skirting and pre wired in preparation for flat screen wall mounted TV.

## DINING ROOM/SNUG

12'5" max into bay x 13' (3.78m max into bay x 3.96m)



A versatile reception currently utilised as a further sitting room but alternatively would make an ideal formal dining or play room having built in storage cupboard, deep skirting, central heating radiator and pleasant work in double glazed bay window with aspect across to the local cricket ground.

## STUDY

8'6" x 8'4" (2.59m x 2.54m)



A perfect home office ideal for today's way of working having pleasant aspect across to the adjacent cricket ground with the room having deep skirting, central heating radiator and double glazed window.

## OPEN PLAN LIVING/DINING KITCHEN

15'4" max x 20'9" max (4.67m max x 6.32m max)



A fantastic open plan every day living/entertaining space

which would undoubtedly become the heart of the home, benefitting from a southerly aspect into the landscaped rear garden. Comprising an initial reception area ideal for formal dining with double glazed French doors and side lights leading onto the rear patio with central heating radiator, deep skirting, useful under stairs storage cupboard and continuation of Amtico flooring which opens out into the kitchen. The kitchen is tastefully appointed with a generous range of contemporary gloss fronted units having chrome door furniture, U shaped configuration of butcher's block effect work surfaces including breakfast bar providing informal dining space, ceramic sink and drain unit inset into main run with chrome swan neck mixer tap and tiled splash backs, integrated appliances including AEG combination fan assisted double oven, fridge freezer, under counter dishwasher and Franke glass 5 ring gas hob with central wok burner and chimney hood over, continuation of the Amtico flooring, inset downlighters to the ceiling and double glazed window to the rear.

A further door leads into:





### UTILITY ROOM

8'2" x 5'9" (2.49m x 1.75m)



Appointed with a generous range of wall and base units complementing the main kitchen with L shaped configuration of preparation surfaces, tiled splash backs, wall mounted gas central heating boiler concealed behind kitchen cupboard, integrated washing machine, space for tumble dryer, continuation of Amtico flooring and composite exterior door into the garden.

Returning to the initial entrance hall a further door leads into:

### GROUND FLOOR CLOAKROOM

5'10" x 4'3" (1.78m x 1.30m)



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

FROM THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING



Having built in airing cupboard which provides a good level of storage and also houses the pressurised hot water system, central heating radiator and access to loft space above.

Further doors leading to:



### BEDROOM 1

14'10" x 12'9" (4.52m x 3.89m)



A well proportioned double bedroom which benefits from ensuite facilities with a delightful aspect to the front, the room having a run of integrated wardrobes, central heating radiator and double glazed windows to the front and side.

A further door leads to:



### ENSUITE SHOWER ROOM

10' max x 5'2" (3.05m max x 1.57m)



Well appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC, vanity unit with inset washbasin having chrome mixer tap and tiled splash backs, shaver point and central heating radiator.

### BEDROOM 2

15'3" x 12'10" max (4.65m x 3.91m max)



A further well proportioned double bedroom also benefitting from ensuite facilities and with attractive dual aspect across to the cricket pitch at the front having central heating radiator and double glazed windows.

Further door leading to:



### ENSUITE SHOWER ROOM

7'8" x 4'5" (2.34m x 1.35m)



Having contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window.

### BEDROOM 3

12'1" x 12'3" max (3.68m x 3.73m max)



A further double bedroom which benefits from Jack & Jill access into the family bathroom with initial entrance corridor leading in the main bedroom having southerly aspect into the garden with central heating radiator and double glazed window.

### BEDROOM 4

12'3" x 9' (3.73m x 2.74m)



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

### FAMILY BATH/SHOWER ROOM

10' x 6'7" (3.05m x 2.01m)



A well proportioned family bathroom which benefits from a four piece suite comprising paneled bath with chrome

mixer tap, separate double length shower enclosure with glass sliding screen and wall mounted shower mixer, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, shaver point, central heating radiator and double glazed window.



backwater, overlooking the village cricket ground. Set back behind established borders well stocked with shrubs having adjacent double width Tarmac driveway providing off road parking for two vehicles and in turn leads to the detached garage. A timber courtesy gate gives access into the southerly facing rear garden which has been established to create an attractive outdoor space well stocked with an abundance of shrubs having a central lawn and several seating areas leading back into both the living room and dining area of the kitchen.



## EXTERIOR



The property occupies a great position within this now established development, tucked away on a quiet



## GARAGE

19'8" x 17'2" (5.99m x 5.23m)

Brick built garage having twin up and over doors, power and light and useful storage in the eaves.

## COUNCIL TAX BAND

Melton Borough Council - Band F

## 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:-

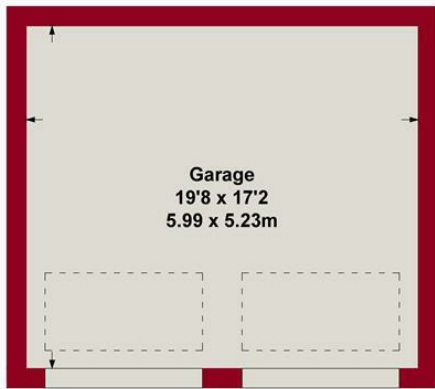
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



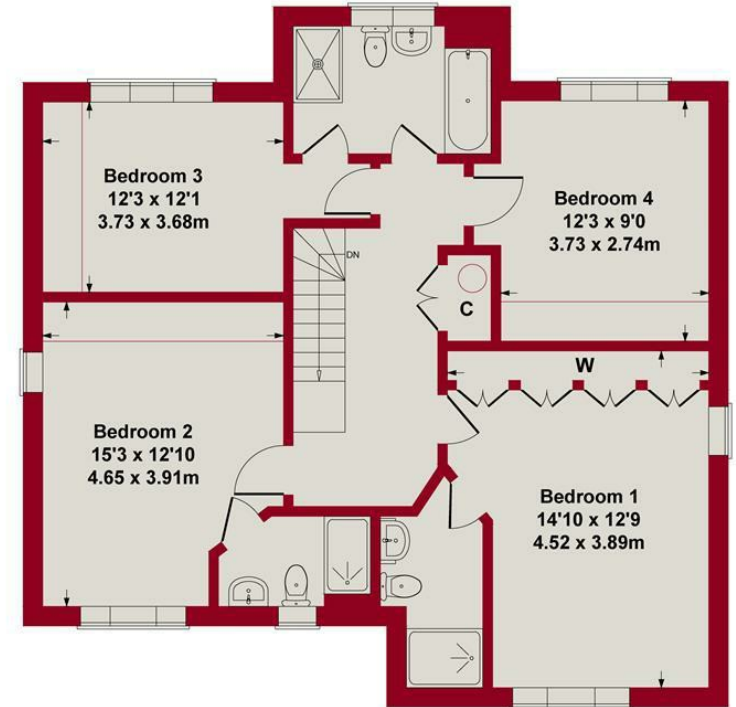
Approximate Gross Internal Area  
2239 sq ft - 208 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.*

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