



27 Riverside Walk, Bottesford,
Leicestershire, NG13 0AT

Chain Free £359,950
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

A great opportunity to purchase a modern detached 3/4 bed roomed family home which occupies a generous corner plot, tucked away in a small cul-de-sac setting with a good level of off road parking and well proportioned enclosed garden at the rear.

Internally the property offers around 1,300sq.ft. of accommodation with a particularly versatile layout which, in its current guise, provides 3 bedrooms, ensuite and bathroom to the first floor and, to the ground floor, 3 receptions including a large conservatory at the rear and an open plan dining kitchen which links through from the main sitting room and into the conservatory, creating an excellent everyday living/entertaining space. A third reception is located in a conversion of the original garage and offers an ensuite cloak room and could potentially provide a ground floor bedroom or even annex style facilities for extended families.

The property is likely to require a certain degree of cosmetic modernisation but this allows somebody to create a property to their own taste and therefore is an excellent blank canvas.

As well as the accommodation on the plot one of the main selling features of the house is it's fantastic location, positioned only a few hundred yards from the heart of the village, placing it within walking distance of the wealth of local amenities. It is perfect for both families or, alternatively, those downsizing from larger dwellings looking for a well placed home with ease of access to services.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer which, in brief, comprises entrance hall, dual aspect sitting room, open plan dining kitchen, conservatory, dining room/snug, ground floor cloak room and, from the first floor landing, 3 bedrooms, the master with ensuite, and separate main bathroom.

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

9' x 4'7" (2.74m x 1.40m)

Having wood effect laminate flooring, central heating radiator and staircase rising to the first floor landing.

A further door leads into:

SITTING ROOM

19'2" x 13' (5.84m x 3.96m)



A well proportioned, light and airy reception benefitting from a dual aspect with double glazed window to the front and French doors into the garden at the rear. The focal point of the room is chimney breast with exposed brick fireplace, quarry tiled hearth and alcoves the side, the room having wood effect flooring and central heating radiator.

A further door leads through into:



INNER LOBBY



Having central heating radiator, useful under stairs storage cupboard and an archway into:

OPEN PLAN DINING KITCHEN

19' x 9'11" (5.79m x 3.02m)

A dual aspect, open plan space having a reception area ideal as dining with French doors leading into the conservatory, this area being open plan to the kitchen

which is fitted with a generous range of wall, base and drawer units, 3/4 high larder unit which also houses an integrated fridge and freezer, further appliances include Neff double oven, ceramic electric hob with chimney hood over, dishwasher and washing machine, several runs of preparation surface, one with inset resin sink and drain unit with chrome mixer tap and tiled splash backs, double glazed window to the front and exterior door at the side.

FROM THE DINING AREA A PAIR OF FRENCH DOORS LEAD THROUGH INTO:



CONSERVATORY

11'2" x 11'7" (3.40m x 3.53m)



A useful addition to the property providing a further versatile reception space and having a pleasant aspect into the rear garden with double glazed windows, open top lights and French doors. In addition there is a central heating radiator.

A further door leads through into:

OFFICE/SNUG

15'7" x 8'10" (4.75m x 2.69m)



A useful and versatile room which has been previously used as formal dining but would make an excellent home office, further sitting room or even, potentially, subject to consent, conversion into an annex style facility as it benefits from an ensuite cloak room. The room having central heating radiator, built in storage cupboard which also houses the gas central heating boiler and double glazed window to the front.

A further door leads through into:

GROUND FLOOR CLOAK ROOM

5'9" x 2'6" (1.75m x 0.76m)



Having a two piece modern white suite comprising close coupled WC and vanity unit with inset washbasin and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

12'10" x 6' (3.91m x 1.83m)



Having spindle balustrade, access loft space above and double glazed window overlooking the rear garden.

Further doors leading to:

BEDROOM 1

10'3" x 12'3" (3.12m x 3.73m)



A well proportioned double bedroom having aspect into

the rear garden as well as benefitting from ensuite facilities, the room having built in wardrobes, matching side tables, central heating radiator and double glazed window.

A further door leads through into:

ENSUITE SHOWER ROOM

6'9" x 6'2" (2.06m x 1.88m)



Having suite comprising quadrant shower enclosure with curved sliding doors and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled and mirrored splash backs, central heating radiator, shaver point and double glazed window to the front.

BEDROOM 2

10'8" x 10'1" (3.25m x 3.07m)



A further double bedroom having aspect to the front with built in wardrobes, matching drawer unit, central heating and double glazed window.

BEDROOM 3

9'2" max into wardrobes x 8'5" (2.79m max into wardrobes x 2.57m)



A further double bedroom having aspect into the rear

garden with fitted wardrobes, central heating radiator and double glazed window.

BATHROOM

9'3" x 6'1" (2.82m x 1.85m)



Having suite comprising tiled panelled bath with chrome mixer tap, integral shower handset and glass screen, close coupled WC, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, central heating radiator, built in airing cupboard which also houses hot water cylinder and double glazed window to the front.

EXTERIOR



The property occupies a generous plot by modern standards, tucked away towards the end of a small cul-de-sac setting with ample block set frontage providing a great level of off road parking and partly enclosed by established hedging. A wrought iron courtesy gate gives access into the rear garden which, again, is a good size and benefits from a south to westerly aspect having generous paved seating areas, central lawn and well stocked perimeter borders with established shrubs and overall provides an excellent outdoor space but also potential scope to extend the accommodation further subject to necessary consents.



COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water and from the EPC information the main property is standard construction but the single storey addition may have part timber frame. (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#>

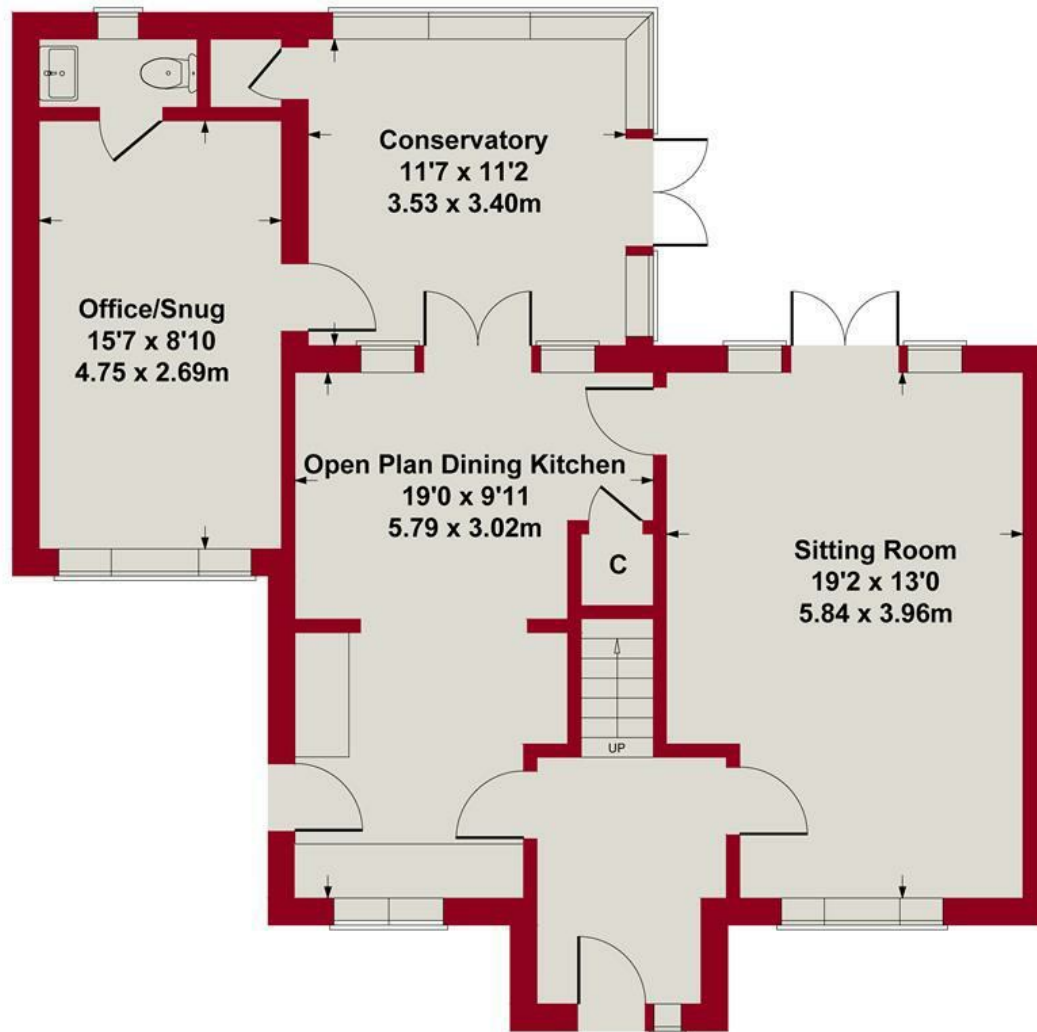
Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

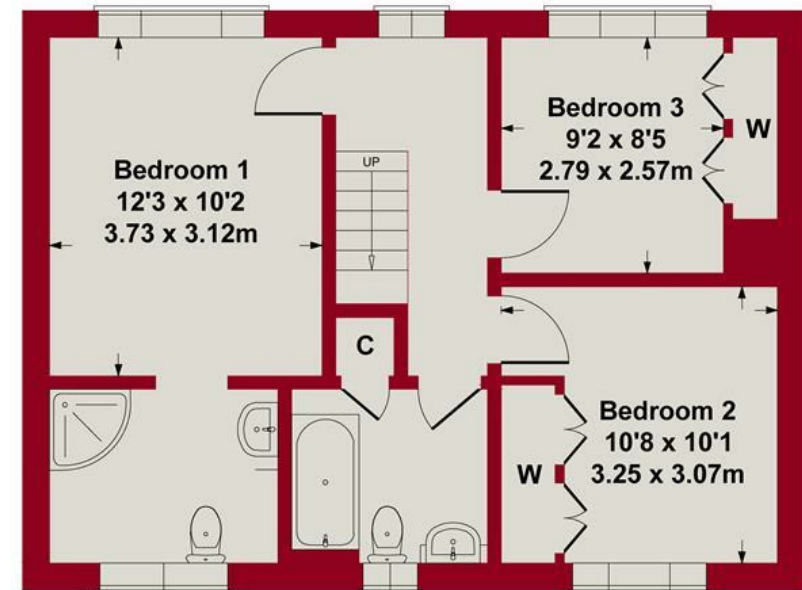
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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

Approximate Gross Internal Area
1356 sq ft - 126 sq m



GROUND FLOOR

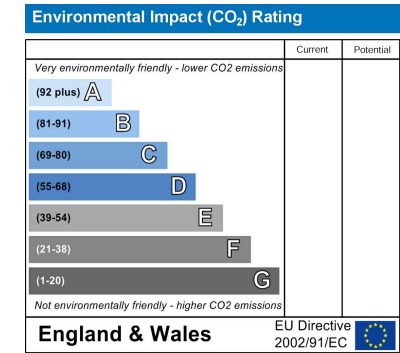
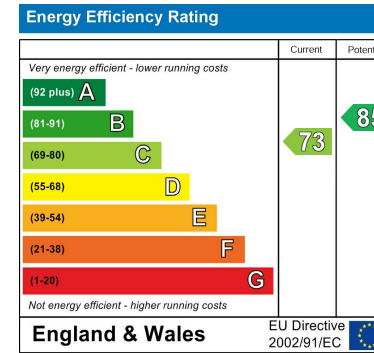


FIRST FLOOR

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.





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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