



**7 Rectory Court, Bottesford, Leicestershire,  
NG13 0BJ**

**No Chain £249,950**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this interesting town house occupying a wonderful position within this Over 55s age restricted development with stunning communal grounds which have been lovingly established and well maintained over the years creating a wonderful outlook that runs down to the River Devon. The property is situated just yards from the centre of the village with its wealth of amenities making it ideal for those downsizing from larger dwellings.

The property itself has been well maintained and tastefully modernised over the years providing two double bedrooms and a spacious shower room to the first floor and, to the ground floor, a dual aspect sitting room and a well proportioned dining kitchen as well as a ground floor cloak room.

In addition the property benefits from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout and 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.

TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED ENTRANCE HALL**

5'8" x 3' (4'6" max into cloaks cupboard) (1.73m x 0.91m (1.37m max into cloaks cupboard))

Offering an excellent level of storage having built in cloaks cupboard with storage shelf over and tile effect flooring.

A further door leads into:



### **GROUND FLOOR CLOAK ROOM**

5'5" x 4'6" (1.65m x 1.37m)

Having vanity unit, WC with concealed cistern, vanity surface over with inset washbasin, chrome mixer tap and tiled splash backs, built in low level storage cupboard and central heating radiator.



FROM THE INITIAL ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

### **INNER HALLWAY**

12' x 5'10" (3.66m x 1.78m)

A well proportioned hallway flooded with light having window to the rear elevation, turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath and central heating radiator.

Further doors leading to:



## SITTING ROOM

11'10" x 11'9" (3.61m x 3.58m)

A pleasant reception having a delightful aspect into the established gardens, benefitting from a dual aspect having double glazed window to the side and single French door leading onto a terrace at the front. The focal point of the room is a contemporary wall mounted electric log effect fire, the room having deep skirting and coved ceiling.



## DINING KITCHEN

12'8" x 12'2" (3.86m x 3.71m)

A well proportioned, light and airy space which benefits from a dual aspect with double glazed window to the front and rear, the room large enough to accommodate a small dining or breakfast table and the kitchen fitted with a generous range of modern wall, base and drawer units having under unit lighting, an L shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including Indesit ceramic hob with chimney hood over and Bosch double oven, plumbing for dishwasher and washing machine, larger unit, alcove designed for free standing fridge freezer and central heating radiator.





RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having a large double glazed window to the front with pleasant aspect across to a paddock opposite.

Further doors leading to:



### BEDROOM 1

12'8" x 12'2" (3.86m x 3.71m)

A pleasant double bedroom having a part pitched ceiling, double glazed dormer window overlooking gardens at the front, built in wardrobes and central heating radiator.



### BEDROOM 2

10'4" x 11'7" (3.15m x 3.53m)

A further double bedroom again having a delightful aspect into the established gardens with central heating radiator and double glazed dormer window.



### SHOWER ROOM

11'8" x 11'7" (3.56m x 3.53m)

Having a contemporary suite comprising large corner shower enclosure with glass screen and wall mounted Mira electric shower, vanity unit with inset washbasin, chrome mixer tap and tiled splash backs and WC with vanity unit surround, central heating radiator, built in airing cupboard and double glazed window to the front.





### EXTERIOR

Located within this unique setting the property occupies a manageable plot having a small lawned frontage with established well stocked borders and, like all the properties in this small development, benefits from the use of its fantastic communal gardens which are beautifully maintained and provide a wonderful outdoor space having a large central lawn, established borders with mature trees and the gardens rolling down to the River Devon. This property offers a pleasant aspect across to the village church creating a wonderful outlook and combines the benefits of a low maintenance, manageable garden to the front but with the advantage of generous, well maintained communal gardens the maintenance of which is included in the service charge. In addition to the gardens the properties benefit from a gated communal parking area which is situated a short walk away within the development.



### COUNCIL TAX BAND

Melton Borough Council - Band C

### TENURE

Leasehold

### ADDITIONAL NOTES

This is an Over 55's property. There is a service charge of £140 pm which we understand includes water rates, buildings insurance and common maintenance and no pets are allowed. The lease is until 4 December 3094.

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

The property lies within the grounds of a Grade II listed building and is within the village conservation area.

### 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>

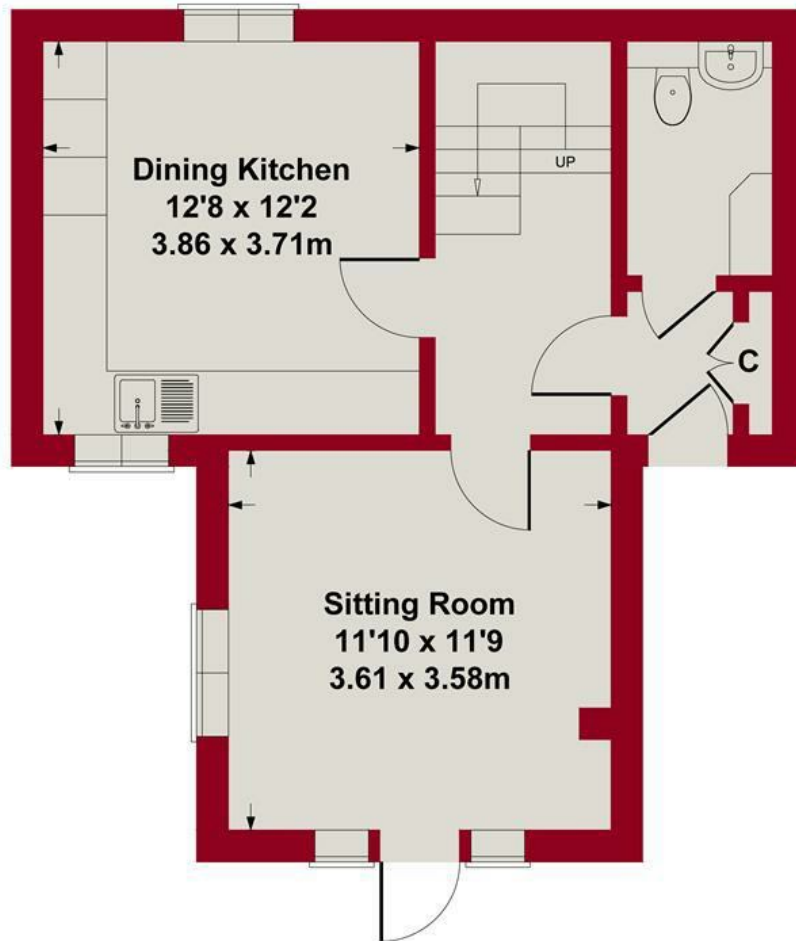
School Ofsted reports:-

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

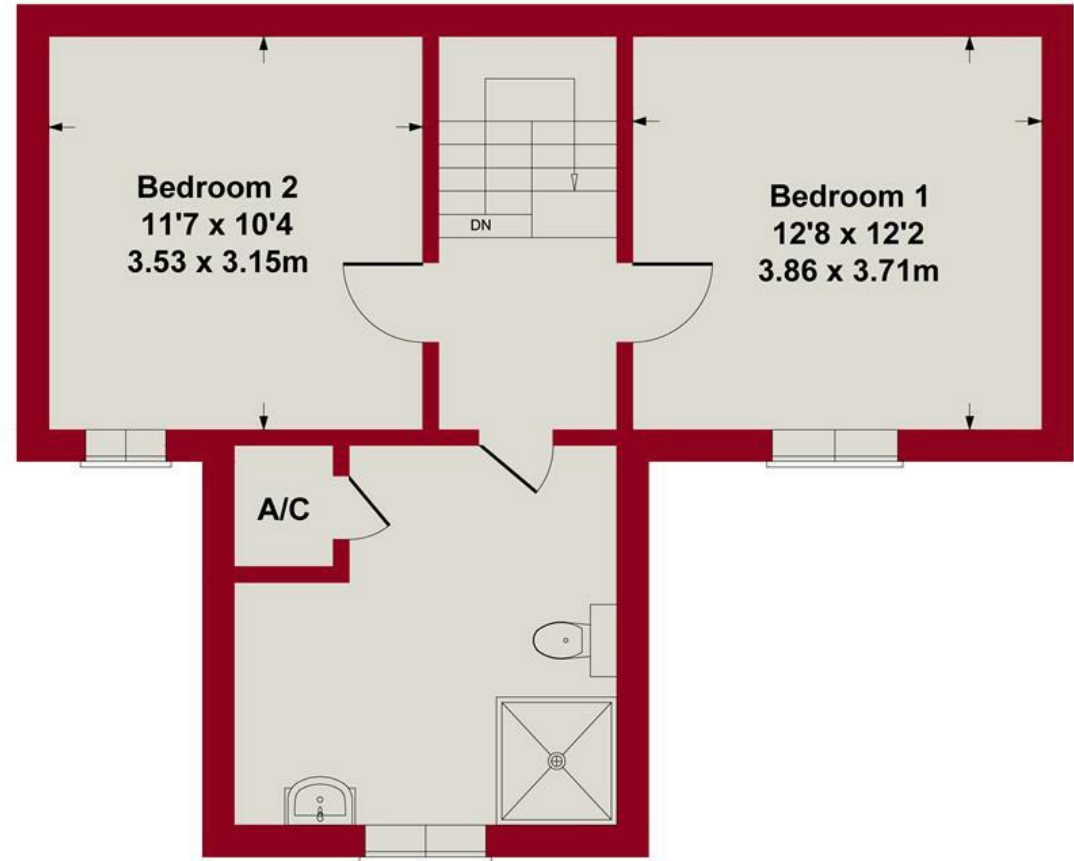
Planning applications:-

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

Approximate Gross Internal Area  
936 sq ft - 87 sq m



GROUND FLOOR



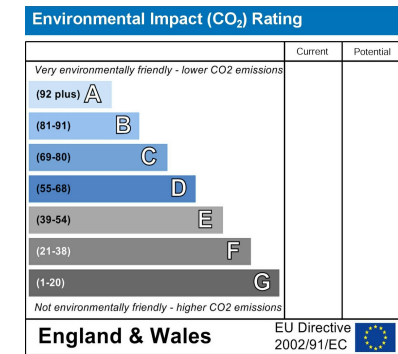
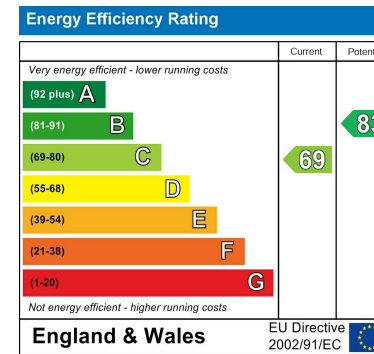
FIRST FLOOR

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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*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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