



**3 Bowbridge Gardens, Bottesford,  
Leicestershire, NG13 0AZ**

**£289,950**  
Tel: 01949 836678

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An excellent opportunity to purchase a detached bungalow located on an attractive, established, level plot positioned within easy reach of the heart of this highly regarded and well served Vale of Belvoir village.

This excellent single storey home would be ideal for those downsizing from larger dwellings looking for a tastefully presented and modernised single storey dwelling which benefits from ample off road parking and garage as well as a westerly rear aspect. The total plot extends to around 150ft. in length including a 75ft rear garden, making it ideal for the keen gardener.

Internally the property has seen a general program of thoughtful modernisation which has included updated electrics and gas central heating boiler, including new smart meters for both gas and electricity. The property benefits from the installation of a bespoke kitchen and contemporary shower room and, having relatively neutral decoration throughout, is presented in a move in condition.

The accommodation comprises an initial enclosed storm porch leading through into an L shaped inner hallway, a well proportioned living/dining room with large picture window to the front, a tastefully appointed kitchen, two double bedrooms and a contemporary shower room.

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.

UPVC DOUBLE GLAZED DOUBLE DOORS LEAD THROUGH INTO:

### **INITIAL ENCLOSED STORM PORCH**

4'2" x 2'3" (1.27m x 0.69m)

Having timber effect tiled floor and a further glazed entrance door leading through into:

### **MAIN ENTRANCE HALL**

10' max x 8'6" max (3.05m max x 2.59m max)

An L shaped entrance hall having plank effect tiled floor, central heating radiator, access loft space above and built in cloaks cupboard.

Further doors leading to:

### **KITCHEN**

12'2" x 10'1" (3.71m x 3.07m)



A well proportioned space which would be large enough to accommodate a small breakfast table, the kitchen fitted with a generous range of handmade Shaker style kitchen units finished in heritage style colours, reclaimed timber preparation surfaces providing an excellent working area, undermounted Belfast sink with chrome swan neck mixer tap and tiled splash backs, plumbing for washing machine, space for under counter fridge, alcove for free standing range with Zanussi chimney hood over, inset downlighters to the ceiling, continuation of the plank effect tiled floor and double glazed window to the front.



## SITTING/DINING ROOM

18'11" x 11' (5.77m x 3.35m)



A well proportioned main reception, flooded with light having large double glazed picture window to the front, central heating radiator, inset downlighters to the ceiling and laminate flooring. The room large enough to accommodate both living and dining area.



## BEDROOM 1

10'10" x 14' (3.30m x 4.27m)



A well proportioned double bedroom having aspect into the rear garden with central heating radiator, inset downlighters to the ceiling and double glazed window.

## BEDROOM 2

10' x 10'5" (3.05m x 3.18m)



A further double bedroom having aspect into the rear garden with central heating radiator, inset downlighters to the ceiling and double glazed window.

## SHOWER ROOM

7'1" x 5' (2.16m x 1.52m)



Tastefully appointed having been modernised with a contemporary suite comprising large walk in, double length shower enclosure with glass screen and flush mounted shower mixer with both independent handset and rainwater rose over, close coupled WC with concealed cistern and vanity unit with over mounted washbasin, wall mounted mixer tap and separate handset, marble effect tiled splash backs, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the side.

## EXTERIOR



The property occupies a delightful plot which is generous by modern standards, benefitting from a westerly rear aspect and set back behind a large open plan frontage which provides an excellent level of off road parking with both granite and flagged block set driveway and adjacent lawn with inset shrubs. A pair of wrought iron gates lead to the side of the property where there is further parking for several vehicles as well as exterior lighting and a cold water tap. The driveway continues to the rear where there is a detached garage. A westerly terrace with picket fenced enclosure leads out onto a mainly lawned garden, generous by modern standards, benefitting from a south westerly aspect, mainly laid to lawn having established borders with inset trees and shrubs. Within the garden there is also a useful timber storage shed.



## GARAGE

16'6" x 9'8" (5.03m x 2.95m)



Having up and over door and power.

## COUNCIL TAX BAND

Melton Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric 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>

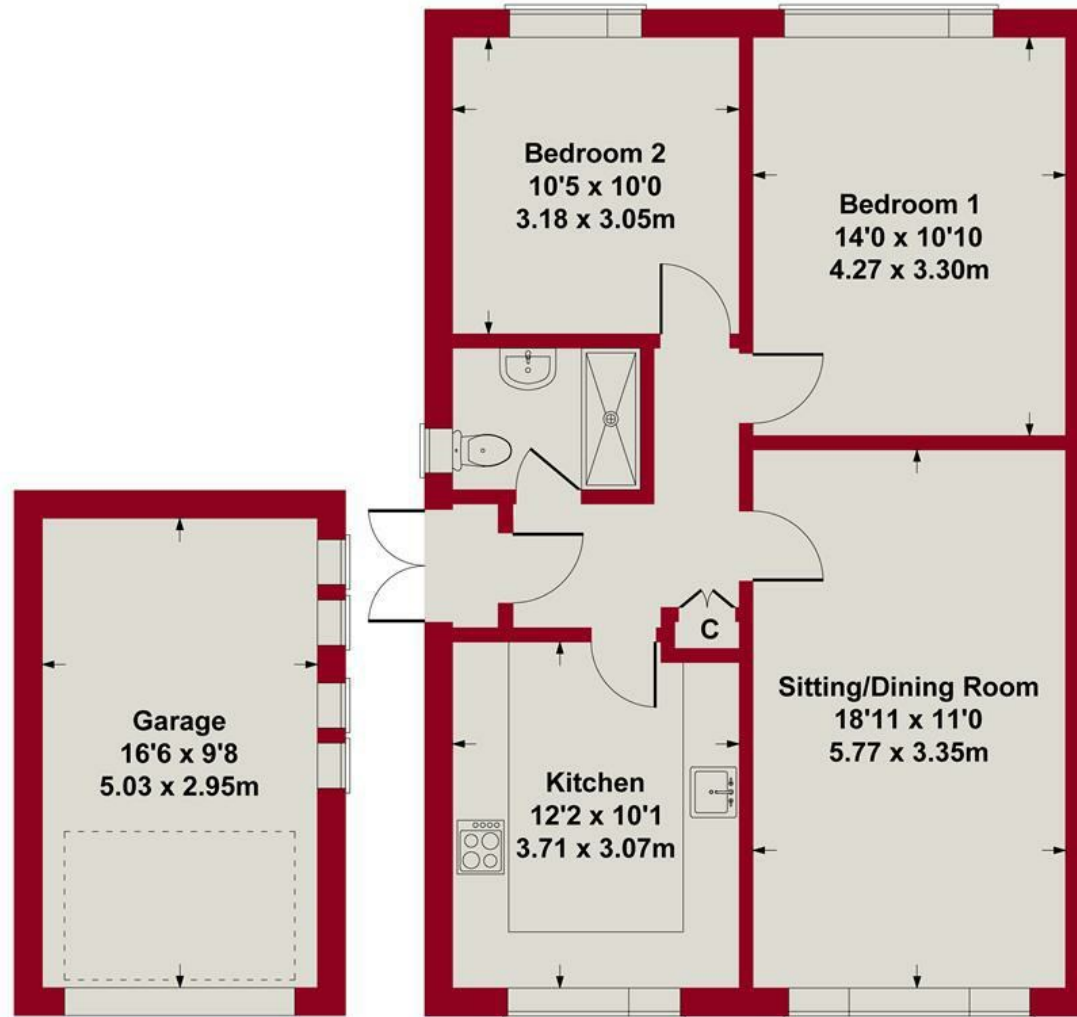
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area  
883 sq ft - 82 sq m



**GARAGE**

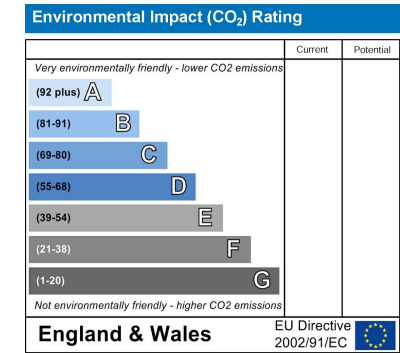
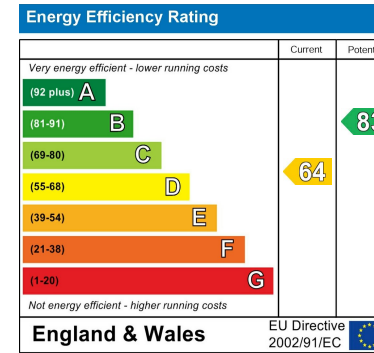
**GROUND FLOOR**

**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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