



**3 Stroud Court, Bottesford, Leicestershire,
NG13 0ER**

No Chain £575,000
Tel: 01949 836678

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

We have pleasure in offering to the market this really interesting, individual, detached, dormer style home which offers an excellent level of internal accommodation, lying in the region of 2,000sq.ft. In addition the property occupies a fantastic secluded plot generous by modern standards, extending to around 0.27 of an acre, tucked away in a small cul-de-sac setting shared with only five other dwellings.

Originally constructed in the 1980s to a unique design which has created a deceptive and versatile level of accommodation spanning two floors, with a bias to the ground floor that allows the property to be utilised purely as a single storey dwelling if required, making it ideal for those downsizing from considerably larger properties but still wanting an individual home on a generous plot, positioned within walking distance of the wealth of amenities of this highly regarded and well served Vale of Belvoir village.

The property offers up to four double bedrooms with two bathrooms, the master suite being situated on the ground floor with spacious ensuite bathroom off and the main living accommodation extending to three reception areas as well as a generous open plan breakfast kitchen with useful utility off and ground floor cloak room. The accommodation leads off a fantastic central hallway with high vaulted ceiling and galleried landing above, having an excellent level of storage with a wealth of built in storage cupboards.

Although likely to require a general program of cosmetic updating the property provides a blank canvas for those wishing to place their own mark on a home.

As well as the internal accommodation the property occupies a delightful plot, generous by modern standards, lying in excess of 1/4 of an acre with substantial block set driveway, double garage and useful detached workshop to the side which could, subject to any necessary consents, provide further scope for possible conversion into a home office, ideal for today's way of working. The gardens run to all sides and have been lovingly established over the years, being well stocked with an abundance of trees and shrubs.

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 GLAZED ENTRANCE DOOR WITH LEADED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED STORM PORCH

5'11" x 2'11" (1.80m x 0.89m)

Having tiled floor and further hardwood entrance door leading through into:

MAIN ENTRANCE HALL

13'9" x 13'11" max into stairwell (4.19m x 4.24m max into stairwell)



An impressive initial entrance vestibule offering a grand entrance with high vaulted ceiling looking up to a galleried landing above having turning staircase with spindle balustrade, corniced ceiling, deep skirting, a good level of storage with built in cloaks cupboard with overhead

storage, an additional under stairs cupboard and central heating radiator.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

7' x 2'11" (2.13m x 0.89m)



Having a two piece suite comprising close coupled WC and pedestal washbasin, central heating radiator and window to the front.

SITTING ROOM

20' max into bay x 15'6" (6.10m max into bay x 4.72m)



From the main entrance hall pair of double doors lead

through into the sitting room which is a light and airy room benefitting from a dual aspect having large walk in bay window to the southerly aspect, overlooking the rear garden, the focal point to the room being chimney breast with feature fire surround, mantel and marble hearth with inset gas flame coal effect fire and alcoves to the side, deep corniced ceiling and three central heating radiators.

An open archway leads through into:



DINING ROOM

13'7" x 13'11" max into bay (4.14m x 4.24m max into bay)



A versatile reception ideal as formal dining lying adjacent

to the kitchen and linking the sitting room into a garden room at the rear creating an excellent, well proportioned reception space looking out into the rear garden. The room having deep corniced ceiling with central rose and three central heating radiators.

A further door leads through into:



CONSERVATORY/GARDEN ROOM

12'4" x 14' (3.76m x 4.27m)



A generous space offering an additional reception having pitched ceiling with exposed timbers, glazed windows to three elevations giving a pleasant outlook into the rear

garden and French doors leading onto the terrace, with central heating radiator and additional electric heater.

RETURNING TO THE DINING ROOM A FURTHER DOOR LEADS THROUGH INTO:

DINING KITCHEN

20'3" x 13'9" (6.17m x 4.19m)



A well proportioned dual aspect room overlooking the rear garden the initial kitchen area fitted with a generous range of wall, base and drawer units with glazed display cabinets, a U shaped configuration of wood trimmed laminate preparation surfaces, twin bowl sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including Neff double oven and Gagganau halogen hob, plumbing for dishwasher and inset downlighters to the ceiling.

The kitchen area is open plan to a breakfast/dining area with built in banquet seating, central heating radiator and windows to both side and rear elevations.

A further door leads through into:



UTILITY ROOM

12'9" x 6'10" (3.89m x 2.08m)

A well proportioned space having fitted wall and base units, laminate preparation surface with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for further under counter appliance, central heating radiator, window and exterior door into the garden.

A further door gives courtesy access into:

DOUBLE GARAGE

21' max deep x 16'10" wide (6.40m max deep x 5.13m wide)



A double garage with twin up and over doors, one being electrified, power and light, workshop area to the rear, housing wall mounted gas central heating boiler, window and courtesy door.

RETURNING TO THE MAIN ENTRANCE HALL AN OPEN ARCHWAY LEADS THROUGH INTO:

INNER HALLWAY

10'5" 5'3" max into cupboards (3.18m 1.60m max into cupboards)



Offering a good level of storage with built in shelved cupboard, additional double airing cupboard which also houses the hot water cylinder with slatted shelves above and attractive leaded stained glass porthole window.

A further doors leads through into:



GROUND FLOOR MASTER SUITE

17'2" x 11'3" (excluding wardrobes) (5.23m x 3.43m (excluding wardrobes))



A well proportioned double bedroom benefitting from ensuite facilities, offering a dual aspect with windows to the front and rear, built in wardrobes with overhead storage cupboards, central heating radiator and deep corniced ceiling.

A further door leads through into:



ENSUITE BATH/SHOWER ROOM

10' x 6" min (7'11" max) (3.05m x 1.83m min (2.41m max))



Having suite comprising panelled spa bath (the Vendors have advised us that the spa does not work) with both mixer tap and separate shower handset, separate double width shower enclosure with smoked glass screen and wall mounted shower mixer with wall mounted rose, close coupled WC and vanity unit with inset moulded washbasin, vanity surround and tiled splash backs, towel radiator, additional separate central heating radiator and obscure glazed window to the side.



RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPLIT LEVEL SPINDLE BALUSTRADE STAIRCASE RISES TO:

GALLERIED LANDING



Having a part pitched ceiling with inset skylight and central heating radiator.

Further doors leading to:



INNER LANDING

7'4" x 6'11" (2.24m x 2.11m)



Having access to under eaves storage and central heating radiator.

Further doors leading to:

BEDROOM 2

15'7" excluding wardrobes x 10'9" (4.75m excluding wardrobes x 3.28m)



A well proportioned double bedroom having aspect into the garden with part pitched ceiling, fitted furniture with under eaves wardrobes/storage cupboards and central heating radiator.



BEDROOM 3

10'5" (excluding dormer) x 12' (excluding wardrobe (3.18m (excluding dormer) x 3.66m (excluding wardro)



A further double bedroom having aspect into the rear garden with part pitched ceiling, built in wardrobes and storage cupboards, central heating radiator and double glazed dormer window to the rear.



BATHROOM

12'2" x 7'4" (3.71m x 2.24m)



Having a coloured suite comprising panelled bath with chrome mixer tap and separate shower handset and additional rose over, close coupled WC and pedestal washbasin, tiled splash backs, towel radiator, built in airing cupboard housing secondary hot water cylinder and double glazed dormer window.

RETURNING TO THE GALLERIED LANDING A FURTHER STAIRCASE RISES TO:

BEDROOM 4

16'4" max x 9'11" to purlins (4.98m max x 3.02m to purlins)



Currently utilised as a home office but alternatively would make a further fourth double bedroom having pitched ceiling with inset skylights to the front and rear, access to under eaves storage and central heating radiator.

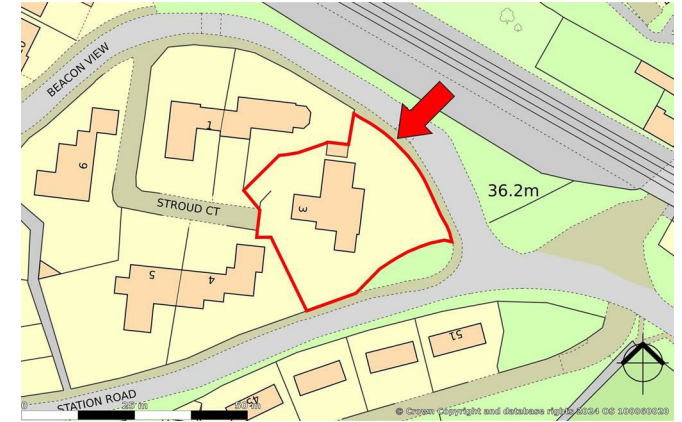


EXTERIOR



The property occupies a generous and deceptive established corner plot tucked away at the end of this small cul-de-sac setting offering a good degree of privacy with gardens to all sides. The frontage is mainly given over to provide an excellent level of off road parking having large, block set driveway which leads to the integral double garage. The main gardens lie to the eastern and southerly aspects with an additional garden on the westerly side, all well maintained with well stocked borders with a range of established trees and shrubs, mainly laid to lawn with various paved seating areas as well as a block set terrace to the rear of the garden room and timber summer house. Located to the northerly side, adjacent to the garage, is a further separate, brick built workshop/store.





WORKSHOP/STORE

13'9" x 9'2" (4.19m x 2.79m)



A really useful space which would make an excellent quality built workshop or alternatively, subject to necessary consents, could offer conversion into home office ideal for today's way of working, the room having power and light, pitched roof and window and door to the side.

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to be connected to mains drains, electric, water and gas (Information taken from Energy performance certificate and/or vendor)

The property lies within the conservation area

We understand that a planning application for a detached dwelling on a plot to the right of the Beacon View entrance, (adjacent to the railway) was refused permission by Melton Borough Council. Further details details can be found under application 21/00091/FUL and 22/01340/FUL.

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>

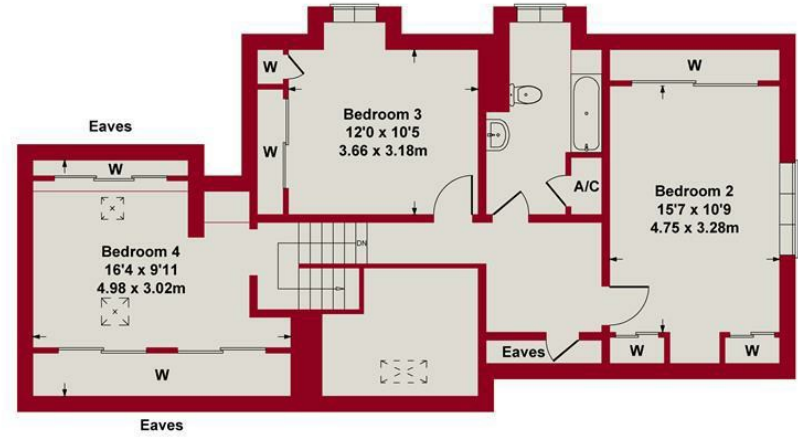
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area
2895 sq ft - 269 sq m



OUTBUILDING

GROUND FLOOR

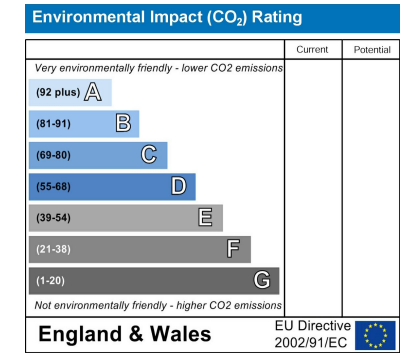
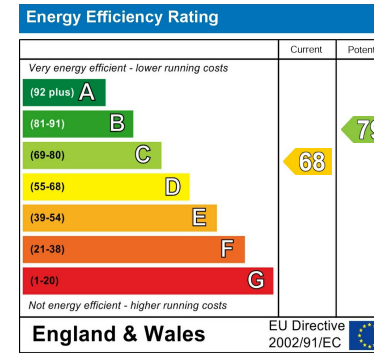
FIRST FLOOR

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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