



**3 Pinfold Close, Bottesford, Leicestershire,  
NG13 0BE**

**No Chain £325,000**

**Tel: 01949 836678**

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



An excellent opportunity to purchase a detached bungalow, tucked away in a small cul-de-sac setting within easy reach of the heart of this highly regarded and well served Vale of Belvoir village.

The property would be perfect for those downsizing and looking for a well maintained and extended single storey home within this popular village, occupying a pleasant corner plot, having ample off road parking and garage with an established enclosed garden at the rear.

Internally the property has been extended to the rear elevation creating a larger, open plan living/dining kitchen flooded with light, benefitting from windows to two elevations as well as access out into the garden. The sitting room provides a further living area leading off a central hallway which, in turn, gives access into two double bedrooms and a modern shower room.

In addition the property is neutrally decorated throughout, benefitting from gas central heating and UPVC double glazing and is offered to the market with no upward chain.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

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

10'4" x 11'5" max (3.15m x 3.48m max)



Having initial inset bristle mat, central heating radiator, built in cloaks cupboard and access to loft space above.

Further doors leading to:



### **SITTING ROOM**

19'9" x 9'11" (12'2" max) (6.02m x 3.02m (3.71m max))



A well proportioned reception that links through into the living/dining kitchen at the rear which combined creates an excellent everyday living/entertaining space, the room being flooded with light having a large double glazed picture window to the front. The room having central heating radiator and further double glazed sliding patio door leading through into the dining area of the kitchen.





## L SHAPED DINING KITCHEN

19'7" max x 20'2" max (5.97m max x 6.15m max)



A well proportioned, open plan, everyday living/entertaining space having been extended to the rear elevation with a single storey addition linking back into the main sitting room and having a pleasant aspect out into the rear garden. The kitchen area is fitted with a generous range of contemporary wall, base and drawer units with brushed metal fittings, having two runs of laminate preparation surfaces, one with a breakfast bar providing informal dining, integrated appliances including four ring Neff gas hob with concealed hood above, Neff fan assisted oven with combination microwave, dishwasher, washing machine, fridge and freezer, contemporary column radiator, inset downlighters to the ceiling, double glazed windows and French doors leading out into the rear garden.

A FURTHER DOOR FROM THE KITCHEN AREA RETURNS BACK TO THE INITIAL ENTRANCE HALL AND IN TURN:



## BEDROOM 1

13' x 10'2" (3.96m x 3.10m)



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



## BEDROOM 2

10' x 9' (3.05m x 2.74m)



Having an aspect to the front, central heating radiator and double glazed window.

## SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)



Having a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal

washbasin, tiled splash backs with mosaic border inlay, contemporary towel radiator and double glazed window to the front.

## EXTERIOR



The property occupies a pleasant corner plot tucked away in a small cul-de-sac setting, set back behind an open plan frontage which has been landscaped to create low maintenance living with stone chipping borders and inset shrubs. A driveway provides off road car standing for several vehicles and, in turn, leads to a detached garage. A timber courtesy gate to the side of the garage gives access into a pleasant established rear garden having an initial paved terrace and aluminium framed greenhouse leading onto a central lawn with well stocked perimeter borders with a range of trees and shrubs, exterior lighting and outside cold water tap.





### **GARAGE**

15'2" x 12'1" (4.62m x 3.68m)

Having power and light, double glazed window and courtesy door to the side and also encompasses a useful gardener's WC.

### **GARDENER'S WC**

6' x 3'1" (1.83m x 0.94m)

Having WC and wall mounted washbasin.

### **COUNCIL TAX BAND**

Melton Borough Council - Band C

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas 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>

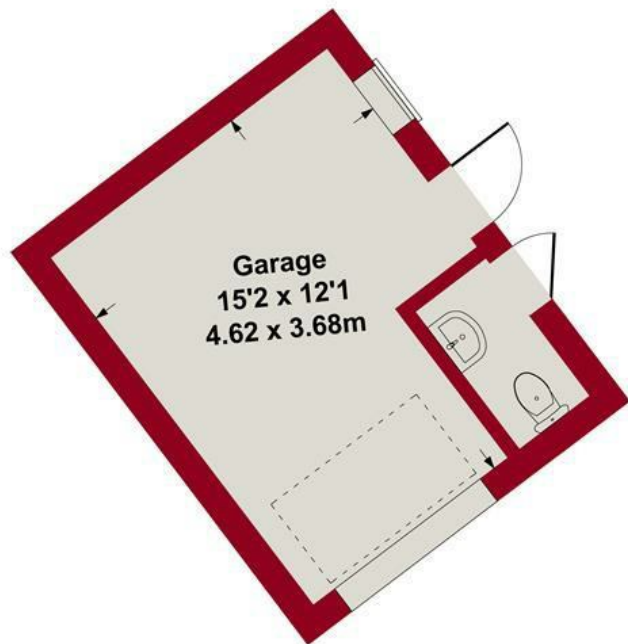
School Ofsted reports:-

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

Planning applications:-

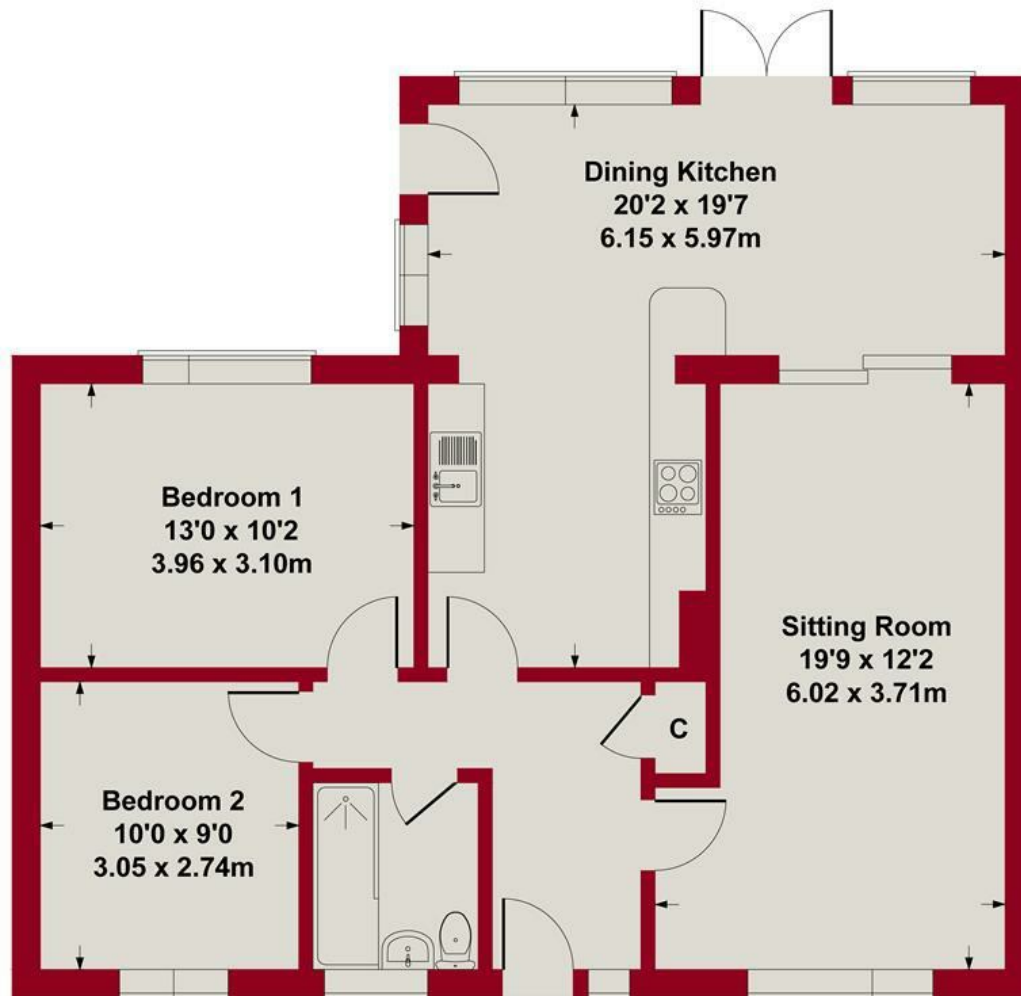
<https://www.gov.uk/search-register-planning-decisions>





Garage  
15'2 x 12'1  
4.62 x 3.68m

**GARAGE**



Dining Kitchen  
20'2 x 19'7  
6.15 x 5.97m

Bedroom 1  
13'0 x 10'2  
3.96 x 3.10m

Bedroom 2  
10'0 x 9'0  
3.05 x 2.74m

Sitting Room  
19'9 x 12'2  
6.02 x 3.71m

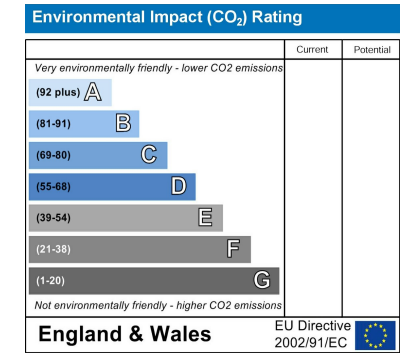
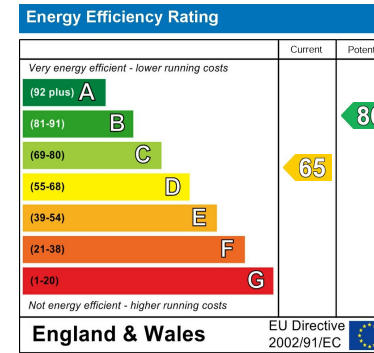
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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