



11 & 13 Belvoir Road, Redmile,  
Nottinghamshire, NG13 0GL

Chain Free £460,000  
Tel: 01949 836678

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



A really interesting and unique opportunity to purchase an attractive brick and stone detached period home occupying a generous plot of around 1/5 of an acre on the outskirts of this highly regarded Vale of Belvoir village. Although offered to the market on one title the property is actually currently split into two separate dwellings each with their own council tax band rating and have been utilised as a long term home but combined with an investment property under a short hold tenancy.

Combined the dwelling offers around 2,000sq.ft. of accommodation comprising a main entrance hall which leads through into three main reception rooms, a kitchen (with additional kitchen in the tenanted element of the property), a large walk in pantry and utility with a ground floor cloak room leading off a rear entrance hall. To the first floor the combined properties provide five bedrooms and two bathrooms.

The property is likely to require a general program of modernisation throughout and would be a fantastic blank canvas with the potential to create a truly interesting, well proportioned home in a delightful setting with generous outdoor space, parking and garaging and excellent panoramic views across adjacent countryside.

Overall viewing comes highly recommended to appreciate the potential on offer.

### REDMILE

Amenities in Redmile include a public house/restaurant and well regarded village school. The Engine Yard up at Belvoir Castle offers a selection of small independent shops, cafe etc. Additional amenities are available in the nearby village of Bottesford including secondary school, range of local shops, doctors and dentists and railway station with links to Nottingham and Grantham. The village is surrounded by the undulating countryside of the Vale of Belvoir and for commuting the village is ideally placed being approximately 15 minutes drive from Grantham station where a high speed train to Kings Cross takes just over an hour. The village is also convenient for access to the A52 and A46 providing good road links to Nottingham and Leicester, the A1 and M1.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS THROUGH INTO:

### INITIAL ENTRANCE HALL

16'2" x 3'7" (4.93m x 1.09m)

Having central heating radiator and staircase rising to first floor landing. Opposite the stairs is an interconnecting door with Number 13 which gives access into the hallway of the neighbouring property.

Further doors leading to:

### SITTING ROOM

14'11" x 11'11" (4.55m x 3.63m)



A well proportioned reception with aspect to the front having gas fire, marble hearth and back, central heating radiator, shelved alcove and double glazed bay window.

### DINING ROOM

16'7" x 13'7" max (10' min) (5.05m x 4.14m max (3.05m min))



A versatile reception ideal as formal dining being located adjacent to the kitchen having built in pantry, further under stairs storage cupboard, central heating radiator and double glazed window.

A further, cottage latch doors leading through into:

### PANTRY

6'5" x 4'6" (1.96m x 1.37m)

Having pitched ceiling and double glazed window to the side.

### KITCHEN

11'5" x 7'3" (3.48m x 2.21m)



Although requiring modernisation is currently fitted with a range of traditional wall and base units having laminate preparation surfaces, enameled sink and drain unit, plumbing for washing machine, gas cooker point and double glazed window.

An open doorway leads through into a:

### INNER HALLWAY

8'5" x 3" (2.57m x 0.91m)

Giving access to:

### STORE/UTILITY AREA

13' x 3'10" (3.96m x 1.17m)

Housing the gas central heating boiler and having a double glazed window to the side.

A further door leads into:

### REAR LOBBY

10'9" max x 3'2" (3.28m max x 0.97m)

Having a further doors leading to:

### GROUND FLOOR SHOWER ROOM

7'11" x 6'5" (2.41m x 1.96m)



Having a large quadrant shower enclosure with curved doors, wall mounted electric shower, wall mounted washbasin, central heating radiator and single glazed window to the side.

### WC

5'7" x 2'11" (1.70m x 0.89m)

Having mid flush WC and double glazed window.

### STORE

6'4" x 5'9" (1.93m x 1.75m)



Having single glazed window, a built in store and a UPVC door leading into the garden.

### BUILT IN STORE

4' x 2'9" (1.22m x 0.84m)

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having a double glazed window to the side.

Further doors leading to:



### BEDROOM 1

20'10" x 9'9" max (6.35m x 2.97m max)



A double bedroom having built in storage cupboards, central heating radiator and a double glazed window to the rear.



### BEDROOM 2

13'2" x 9'8" (4.01m x 2.95m)



A double bedroom having aspect to the front with central heating radiator and double glazed window.

### BEDROOM 3

14'11" x 7'5" (4.55m x 2.26m)



A further double bedroom having central heating and double glazed window to the side.

### COUNCIL TAX BAND NO 11

Melton Borough Council - Band E

### NO13

A UPVC ENTRANCE DOOR LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

22'6" max x 3'5" (6.86m max x 1.04m)



Having spindle balustrade turning staircase, quarry tiled floor, central heating radiator and wall mounted consumer unit. At the foot of the stairs is an interconnecting door with Number 11 which gives access into the hallway of the neighbouring property.

Further doors leading to:





### SITTING ROOM

12'10" x 15'10" (3.91m x 4.83m)



A well proportioned reception the focal point of which is a chimney breast with tiled hearth and back, traditional fire surround and mantel, alcoves to the side, deep skirting, exposed beams to the ceiling, central heating radiator and window to the front.

A further door leads through into:

### KITCHEN

10" x 6'6" (3.05m x 1.98m)



Fitted with a range of wall and base units having laminate preparation surfaces, inset stainless steel sink and drain unit, four ring gas hob, single oven, wall mounted Worcester Bosch gas central heating boiler, plumbing for washing machine, central heating radiator and double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING



Having access loft space above and deep skirting.

Stripped pine doors leading to:

### BEDROOM 1

16'10" x 15'4" (5.13m x 4.67m)



A well proportioned L shaped double bedroom having pleasant aspect to the front with the focal point to the room being chimney breast with inset period fireplace,



alcoves to the side and central heating radiator. The room also houses an ensuite shower facility with quadrant shower enclosure with wall mounted shower mixer and separate vanity unit with inset washbasin and tiled surround.



## BEDROOM 2

12'4" x 7' (3.76m x 2.13m)



A further double bedroom with aspect to the front with central heating radiator.

## BATHROOM

7' x 6'9" (2.13m x 2.06m)



Having three piece suite comprising enameled bath, close coupled WC and wall mounted washbasin, central heating radiator, part pitched ceiling with exposed beam and obscured glaze window.

## EXTERIOR



The property fronts Belvoir Road with a small forecourt frontage and pathway leading to the front door. The

predominance of the gardens lie to the south easterly side benefitting from a delightful aspect across adjacent fields on the fringes of the village. The garden is mainly laid to lawn with vehicular access leading to a brick and pantile garage. In the garden there is also a timber storage shed. The garden is bordered in the main by established hedging but with a brick wall to the north easterly side. It is also worth noting that the garden will have an uplift covenant placed on it subject to an uplift in value based on any planning obtained during the proposed timescale. Further details are available upon request.









## **GARAGE**

19'1 x 11'8" (5.82m x 3.56m)



Having up an over door, power and light and pitched roof for storage in the eaves.

## **COUNCIL TAX BAND NO 13**

Melton Borough Council - Band C

## **TENURE NO 11 & 13**

Freehold - tbc

## **EPC RATING**

Number 11 and Number 13 each have an Energy Performance Certificate. The EPC rating for both properties is D.

## **UPLIFT COVENANT ON GARDEN**

It is worth noting that the garden area over the drive, to the easterly side, will have a covenant placed on it subject to an uplift in value based on any planning obtained during the proposed timescale. Further details are available upon request and will need to be discussed prior to agreeing a sale.

## **ADDITIONAL NOTES**

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

We understand there has been an application on a property further down the lane for change of use to a "children's home" for up to three "young people". We understand planning was declined. Further details can be found on Melton Borough Councils planning portal under ref:- 24/00238/CL

The property lies 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:-

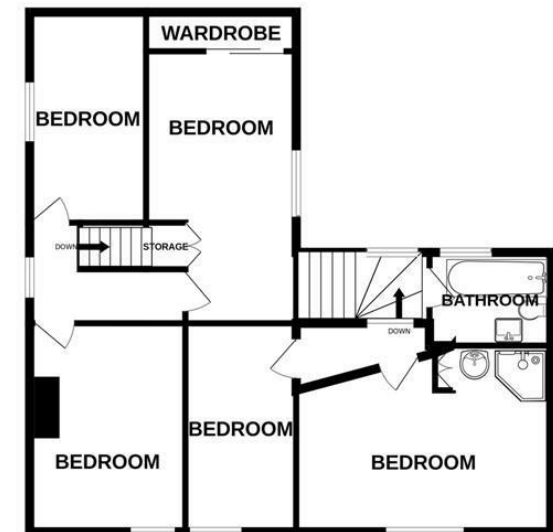
<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		58
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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



**RICS**



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