



5 Palmer Avenue, Bottesford,
Leicestershire, NG13 0GU

£285,000
Tel: 01949 836678

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

An excellent opportunity to purchase a contemporary, semi detached family home originally completed by Miller Homes in 2019 and retaining the balance of its warranties, pleasantly positioned within this now established development on the outskirts of this highly regarded and well served Vale of Belvoir village.

The property offers a good level of accommodation large enough for small families but would also appeal to a wide audience, whether it be from a single person, professional couples or those downsizing from larger dwellings and looking for a modern, efficient home within easy reach of amenities. The accommodation comprises an initial entrance hall with ground floor cloak room off, main reception, open plan dining kitchen with French doors leading out into the rear garden and, to the first floor, three bedrooms, the master benefitting from ensuite facilities, and separate family bathroom.

In addition the property benefits from UPVC double glazing and gas central heating as well as neutral decoration throughout and occupies a pleasant plot with driveway to the side and low maintenance, landscaped, enclosed garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

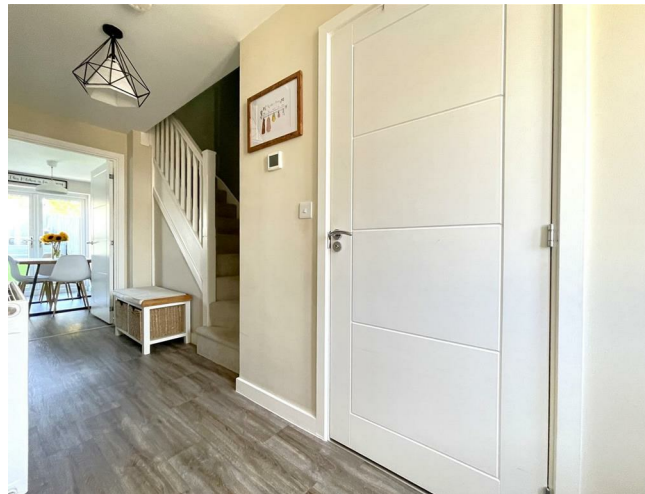
BOTTESFORD

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16' x 6'10" max into stairwell (4.88m x 2.08m max into stairwell)



Having central heating radiator and balustrade staircase rising to the first floor landing.

Further doors leading to:

GROUND FLOOR CLOAK ROOM

6'11" x 3' (2.11m x 0.91m)



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

SITTING ROOM

15'5" x 10'2" (4.70m x 3.10m)



A bright room benefitting from a southerly aspect to the front, having central heating radiator and double glazed window with aspect down the opposing close.



OPEN PLAN LIVING/DINING KITCHEN

17'2" x 11'5" max (5.23m x 3.48m max)



A well proportioned open plan living space benefitting from access out into the rear garden, large enough to accommodate a living/dining area which opens out into the kitchen which is fitted with a generous range of contemporary gloss fronted wall, base and drawer units with chrome door furniture providing an excellent level of storage, having a U shaped configuration of laminate preparation surfaces, inset sink and drain unit with chrome

swan neck mixer tap, integrated appliances including Zanussi stainless steel finish four ring gas hob with splash back and chimney hood over, Zanussi fan assisted oven, fridge, freezer, dishwasher and Zanussi washing machine. In addition having central heating radiator, useful under stairs storage cupboard, double glazed window and French doors leading out into the rear garden.



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

FIRST FLOOR LANDING



Having built in airing cupboard which also houses the gas central heating boiler and access to loft space above.

Further doors leading to:

BEDROOM 1

11'11" (14' max into alcove) x 10'10" (3.63m (4.27m max into alcove) x 3.30m)



A well proportioned double bedroom which benefits from ensuite facilities, having a pleasant aspect down the opposing close, fitted full height wardrobes with sliding mirrored door fronts, central heating radiator and double glazed window.

A further door leads through into:



ENSUITE SHOWER ROOM

7'3" x 5'2" (2.21m x 1.57m)



Having a contemporary suite comprising large double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin, central heating radiator and double glazed window.

BEDROOM 2

10'8" x 9'2" (3.25m x 2.79m)



A further double bedroom having aspect into the rear

garden with central heating radiator and double glazed window.

BEDROOM 3

9'6" x 6'7" (2.90m x 2.01m)



Having central heating radiator and double glazed window overlooking the rear garden.

BATHROOM

7'2" x 6'3" (2.18m x 1.91m)



Having a contemporary suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

EXTERIOR



The property occupies a pleasant position close to the

entrance to this now established development, set back behind a low maintenance frontage with stone chipping borders and adjacent driveway providing off road car standing. A timber courtesy gate gives access into an enclosed rear garden which has been landscaped for low maintenance living having an initial terrace which links back into the dining area of the kitchen and leading onto a central, low maintenance, artificial lawn with timber decked seating area at the foot, enclosed by feather edged board fencing.



COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

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

Please note that there is a standard 6 monthly service charge of £122.61 (to be confirmed), the first charge being due at the end of August 2024. This is for the maintenance of communal areas of the development.

ADDITIONAL INFORMATION

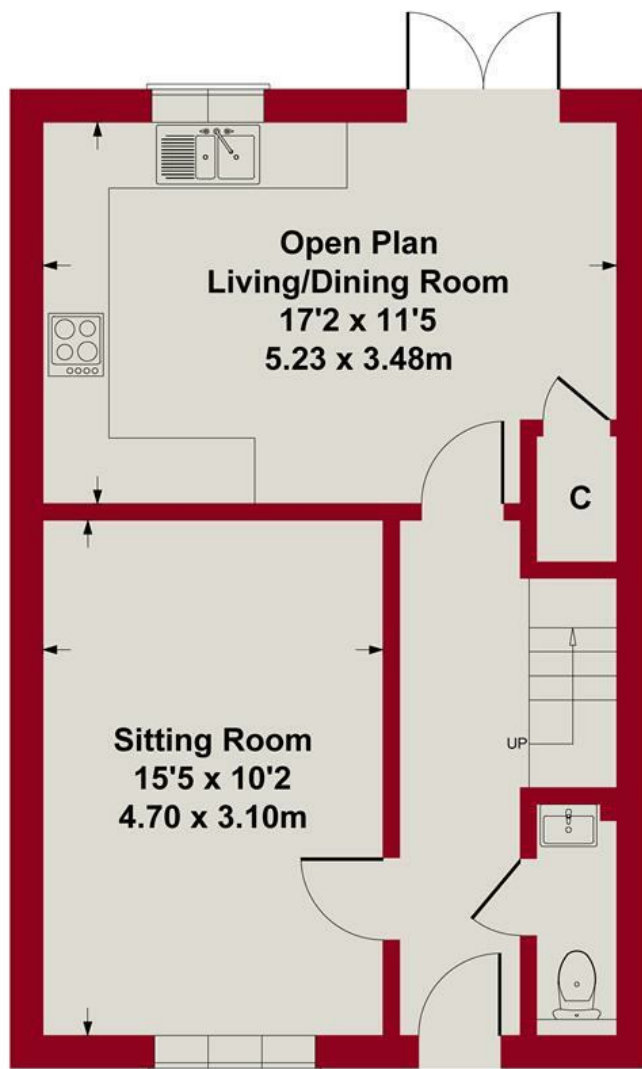
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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#>

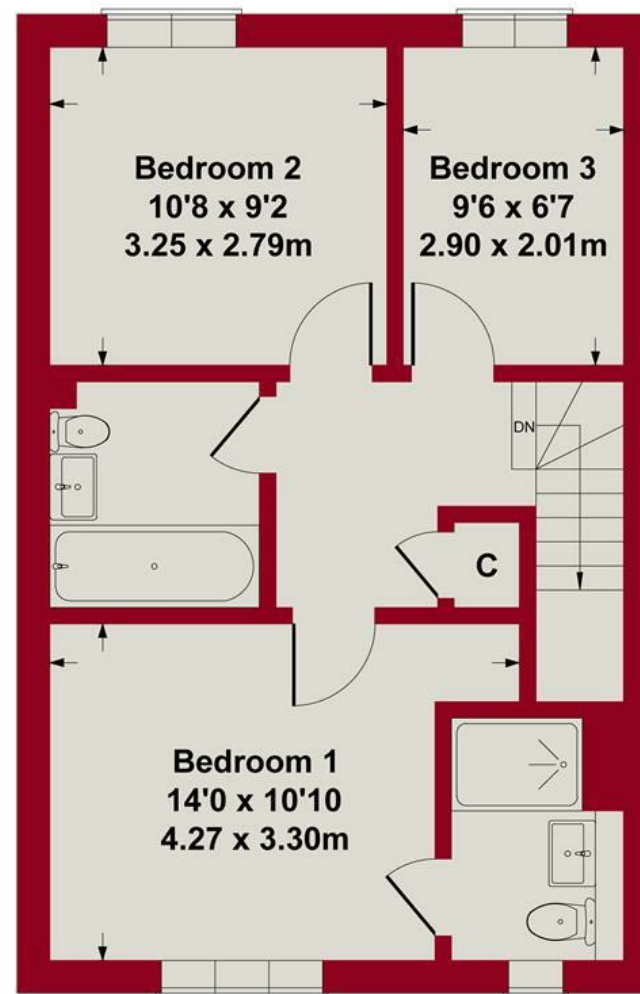
Broadband & Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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



GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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