



Hazelnut Cottage 39 Queen Street,
Bottesford, Leicestershire, NG13 0AH

No Chain £215,000

Tel: 01949 836678

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

An excellent opportunity to acquire a really interesting, individual, character cottage situated on a manageable plot at the heart of this highly regarded Vale of Belvoir village, literally yards from the wealth of amenities and services.

The property is laid out over two floors and offers a deceptive level of accommodation, lying in the region of 860 sq.ft., tucked away behind a block set driveway providing off road car standing and benefitting from an enclosed south facing courtyard style garden at the rear.

Internally the property offers a wealth of character and features with many rooms offering beamed ceilings and attractive fireplaces as well as the majority UPVC double glazing and gas central heating.

The accommodation comprises a well proportioned entrance hall leading through into a dining kitchen fitted with a range of integrated units, finished in heritage style colours, which links through to a pleasant sitting on the southerly side, giving access out into the garden. To the first floor, leading off an initial L shaped landing, are two double bedrooms as well as a well proportioned bathroom with a four piece suite.

The property would be perfect for a wide range of prospective purchasers and although large enough to accommodate a small family would probably, in the main, appeal to single or professional couples or those downsizing from larger dwellings, appreciating its central village location.

In addition the property benefits from no upward chain and 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 TIMBER STABLE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO AN:

INITIAL ENTRANCE PORCH

9' x 4'8" (2.74m x 1.42m)

Having tiled floor with inset mat, central heating radiator, exposed beam and open doorway leading through into:

MAIN INNER HALLWAY

14'7" into stairwell x 6'4" (4.45m into stairwell x 1.93m)



A well proportioned vestibule with a wealth of character having exposed beams to the ceiling, feature fireplace with quarry tiled hearth, tiled back, reclaimed pine surround and inset stove, continuation of the tiled floor, spindle balustrade staircase rising to the first floor landing and useful under stairs storage cupboard beneath.

A cottage latch door leads through into:



DINING KITCHEN

12' x 13'2" (3.66m x 4.01m)



A pleasant room having an aspect to the front, the focal point being chimney breast with attractive marble effect period style fire surround and mantel, inset cast iron fireplace with tiled inserts, slate hearth and alcoves to the side, wood flooring, deep skirting and central heating radiator. The kitchen is fitted with a generous range of wall, base and drawer units painted in heritage style colours having two runs of laminate preparation surfaces, one with inset ceramic sink and drain unit with chrome swan neck mixer tap, space of free standing gas or electric range, plumbing for dishwasher, space for under counter fridge, plumbing for washing machine and double glazed window to the front.

A further cottage latch door leads through into:



SITTING ROOM

13'5" x 10'7" (4.09m x 3.23m)



A pleasant room having exposed beams to the ceiling, chimney breast with slate hearth, inset solid fuel stove and reclaimed pine surround and mantel, alcoves to the side, continuation of the wood flooring, deep skirting, central heating radiator and French doors leading into the garden.

RETURNING TO THE MAIN INNER HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING



A pleasant split level galleried landing with access to loft space and double glazed window.

Further cottage latch doors lead to:

BEDROOM 1

13'2" x 10'9" (4.01m x 3.28m)



A well proportioned double bedroom having chimney breast with alcoves to the side, wood effect laminate

flooring, deep skirting, central heating radiator and double glazed window to the front.



BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)



A further double bedroom having chimney breast with alcoves to the side, wood effect laminate flooring, central heating radiator and double glazed window to the front.

BATH/SHOWER ROOM

7'10" x 9'3" (2.39m x 2.82m)



A well proportioned space having a four piece suite comprising double ended roll top ball & claw free standing bath with chrome mixer tap and integral shower handset, separate shower enclosure with wall mounted electric shower, close coupled WC and pedestal washbasin, central heating radiator built in airing cupboard which houses the gas boiler and obscured single glaze window to the front.

EXTERIOR



The property occupies a fantastic central location literally yards from the wealth of amenities on a relatively low maintenance plot to the fore of which is a paved driveway providing off road car standing and, in turn, leads to the front door. The rear garden offers a southerly aspect, enclosed by brick walls and feather edge board fencing, having paved seating area with raised borders and useful timber summer house.





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

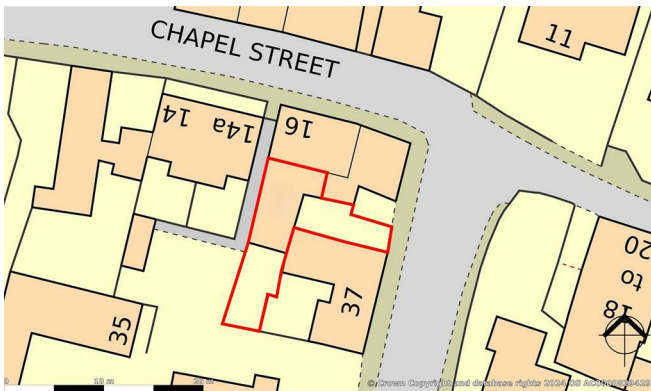
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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

ADDITIONAL NOTES

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

The property lies within the village conservation area.



COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property lies within the village conservation area

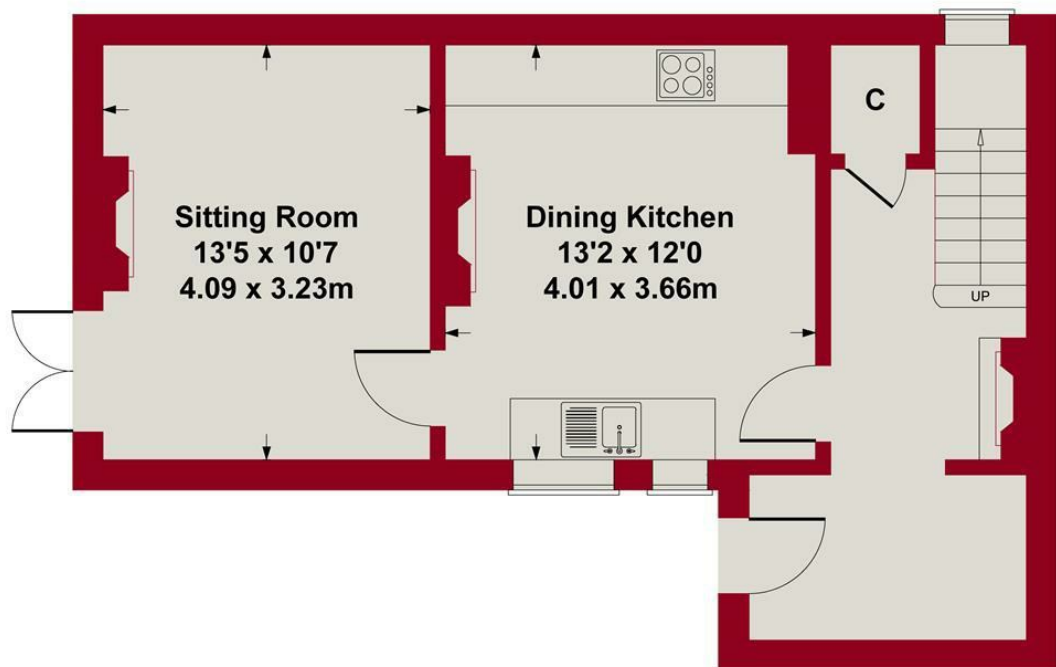
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note the single storey pitched roof element to the front (right hand side of the entrance door), is part of the adjoining cottage, not part of the property for sale.

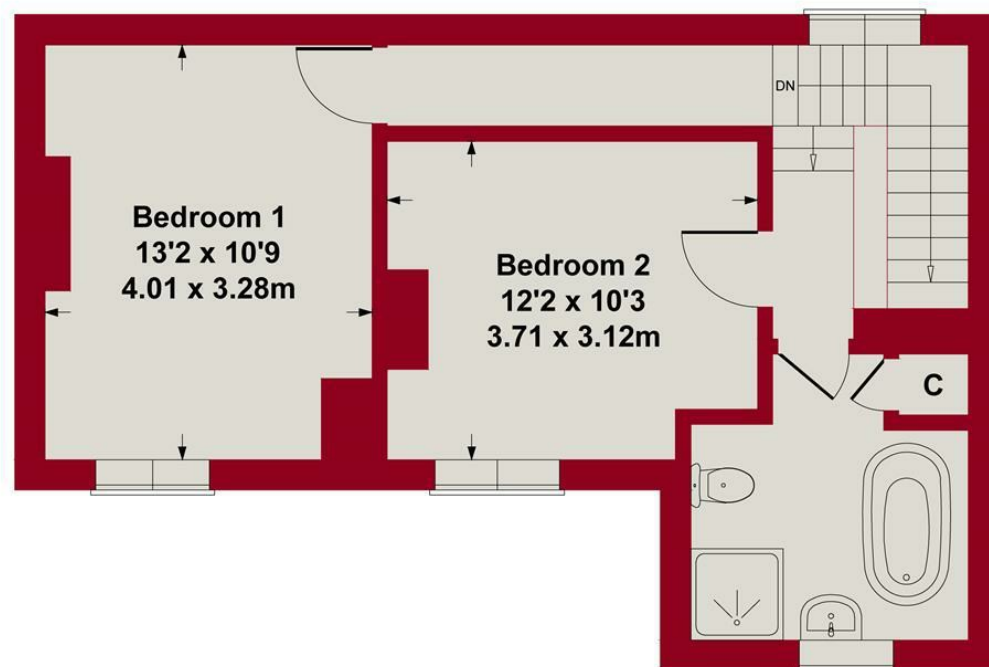
ADDITIONAL INFORMATION

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#>



GROUND FLOOR



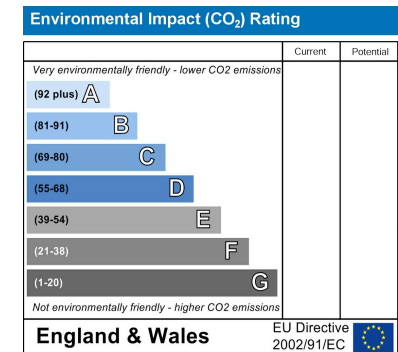
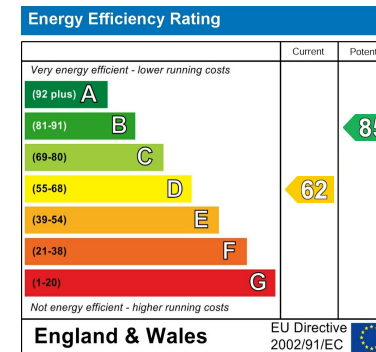
FIRST FLOOR

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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