



11 Castle Close, Bottesford, Leicestershire,
NG13 0EH

Chain Free £399,500
Tel: 01949 836678

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

We have pleasure in offering to the market this deceptive detached family home which has been significantly extended, reconfigured, modernised and finished to a high standard with a great deal of thought and attention to detail creating a deceptive, well proportioned home with a great deal of versatility.

The accommodation extends up to four bedrooms, the master of which is situated on the ground floor and benefits from both a walk through dressing area and ensuite facilities. Designed originally as an annexe suite for a dependent relative it would be perfect for teenagers, as a guest suite or master bedroom tucked away from the majority of the house and provides a unique ground floor space. In addition the hub of the home is likely to be the impressive open plan living/dining kitchen with part vaulted ceiling, inset skylights and bifold doors leading out into the rear garden, having a tastefully appointed kitchen area with a generous range of contemporary units and integrated appliances including a central island providing an excellent level of working space. This in turn opens out into dining/living area with snug off featuring an attractive solid fuel stove and leading off this room is a ground floor office perfect for today's way of home working. In addition there is a ground floor cloakroom and utility. To the first floor there are three bedrooms and main bathroom which, again, has been tastefully modernised with a contemporary four piece suite including paneled bath and large, walk in, wet shower area.

In addition the property benefits from under floor heating to the majority of the ground floor and UPVC double glazing and is offered to the market with no upward chain.

As well as the accommodation the property occupies a pleasant corner plot which has been significantly landscaped, set back behind a wall and railing frontage with electric gate access onto a substantial block set driveway and low maintenance, enclosed, landscaped garden at the rear.

The property is situated in a pleasant cul-de-sac setting within easy reach of the wealth of local amenities in this highly regarded and well served Vale village. 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 CANOPIED PORCH WITH CONTEMPORARY COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

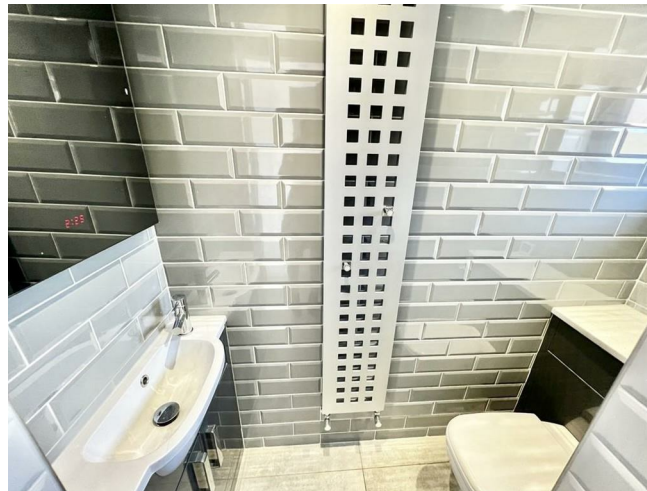
11'11" x 6'10" (3.63m x 2.08m)

Having attractive contemporary tiled floor, staircase rising to first floor landing with useful under stairs storage cupboard beneath and inset downlighters to the ceiling.

Further doors leading to:

GROUND FLOOR CLOAKROOM

6'7" x 2'3" (2.01m x 0.69m)



Tastefully appointed with a contemporary suite comprising WC with concealed cistern and vanity surface over with

built in vanity unit having inset washbasin with chrome mixer tap, fully tiled walls and floor, contemporary radiator and double glazed window to the front.

OPEN PLAN LIVING/DINING KITCHEN

22'6" x 18'9" (6.86m x 5.72m)



A fantastic, well proportioned, generous open plan every day living/entertaining space benefitting from a pitched roof extension to the rear with inset skylights as well as double glazed window and aluminium bifold doors leading out into the rear garden. The initial kitchen area is appointed with a generous range of contemporary wall, base and drawer units providing a good level of storage, L shaped configuration of square edged laminate preparation surfaces, inset sink and drain unit with chrome mixer tap and tiled splash backs, central island unit having inset Blaupunkt induction hob with downdraft extractor, additional integrated appliances including fan assisted single steam oven with warming drawer beneath, Zanussi microwave with further warming drawer, under counter dishwasher and wine cooler and continuation of the tiled floor. Kitchen area being open plan to a living/dining space with bifold doors out into the rear garden and a large open doorway leading through into:



STUDY

10'10" x 7'5" (3.30m x 2.26m)



A great space that can be utilised for a variety of purposes such as a child's playroom but is ideal as a home office, particularly for today's way of home working having coved ceiling, tiled floor, work surface and double glazed window overlooking the rear garden.

RETURNING TO THE KITCHEN AREA A FURTHER DOOR LEADS THROUGH INTO:



SITTING ROOM

12'1" x 15'1" (3.68m x 4.60m)



A versatile reception with aspect to the front the feature of which is a contemporary tiled fire surround, mantel and hearth with inset solid fuel stove, polished tile floor, coved ceiling and double glazed window.

A further door leads to:

UTILITY ROOM

10'82 x 8'10" (3.05m x 2.69m)



Fitted with a range of contemporary wall, base and drawer units with brush metal fittings, L shaped configuration of square edged laminate preparation surfaces, inset resin sink and drain unit with brush metal Franke mixer tap and tiled splash backs, plumbing for washing machine, space for further free standing appliances, continuation of the tiled floor, inset downlighters to the ceiling and exterior door into the garden.

A further door gives access through into:

GROUND FLOOR ANNEXE

24'9" max x 10'8" max (7.54m max x 3.25m max)

A fantastic space which has been utilised in the past as a ground floor annex for dependent relatives and offers around 265sq.ft. of floor area comprising initial double bedroom leading through into a walk in dressing area and in turn, ensuite shower room.

MASTER BEDROOM

11'6" x 10'7" (3.51m x 3.23m)



Having wood effect laminate floor, deep skirting and architrave, access loft space above, wall mounted air conditioning unit and two double glazed windows to the side.

A further door leads through into:

DRESSING ROOM

10'6" x 4'1" (3.20m x 1.24m)



Fitted with a range of hanging rails and storage alcoves and having inset downlighters to the ceiling, wood effect laminate flooring and exterior door.

Further open doorway leading through into:

ENSUITE SHOWER ROOM

7'8" x 6'10" (2.34m x 2.08m)



Having a contemporary suite comprising shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, two runs of vanity units, one with WC with concealed cistern and vanity surface over, the second with integrated storage cupboards and contemporary rectangular washbasin with freestanding mixer tap, marble effect tiled floor and walls, inset downlighters to the ceiling, contemporary towel radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in shelved cupboard providing a good level of storage, access loft space above and double glazed window to the side.

Further doors leading to:

BEDROOM 1

12'1" x 11' into wardrobes (3.68m x 3.35m into wardrobes)



A double bedroom having aspect to the front, built in wardrobes with sliding door fronts, wood effect laminate flooring, central heating radiator and double glazed window.

BEDROOM 2

10'10" x 7'10" (3.30m x 2.39m)



A further double bedroom having aspect into the rear

garden, fitted wardrobes with sliding door fronts, central heating radiator, wood effect laminate floor, coved ceiling and double glazed window.

BEDROOM 3

11' max x 9'11" max into alcove (3.35m max x 3.02m max into alcove)



Potentially large enough to accommodate 3/4 double bed but would make a generous single having over stairs cupboard, central heating radiator and double glazed window to the front.

BATH/SHOWER ROOM

11' x 5'6" (3.35m x 1.68m)



Beautifully appointed with a contemporary which comprises paneled double ended bath with centrally mounted mixer tap, separate shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, fitted vanity unit providing an excellent level of storage, WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap, fully tiled walls, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.



EXTERIOR



The property occupies a pleasant corner plot in a small cul-de-sac setting set back behind a walled and railing frontage with electric gates leading onto a substantial block set driveway which provides a considerable level of off road parking, having stone chipping borders with inset shrubs. A courtesy gate to the side of the property gives access into the rear garden which has been landscaped for low maintenance living, enclosed to all sides by paneled

fencing providing a secure outdoor space, having large paved terraces as well as artificial lawn creating a fantastic space which flows back into the living area of the kitchen.





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

Planning applications:-

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

COUNCIL TAX BAND

Melton Borough Council - Band D

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: _

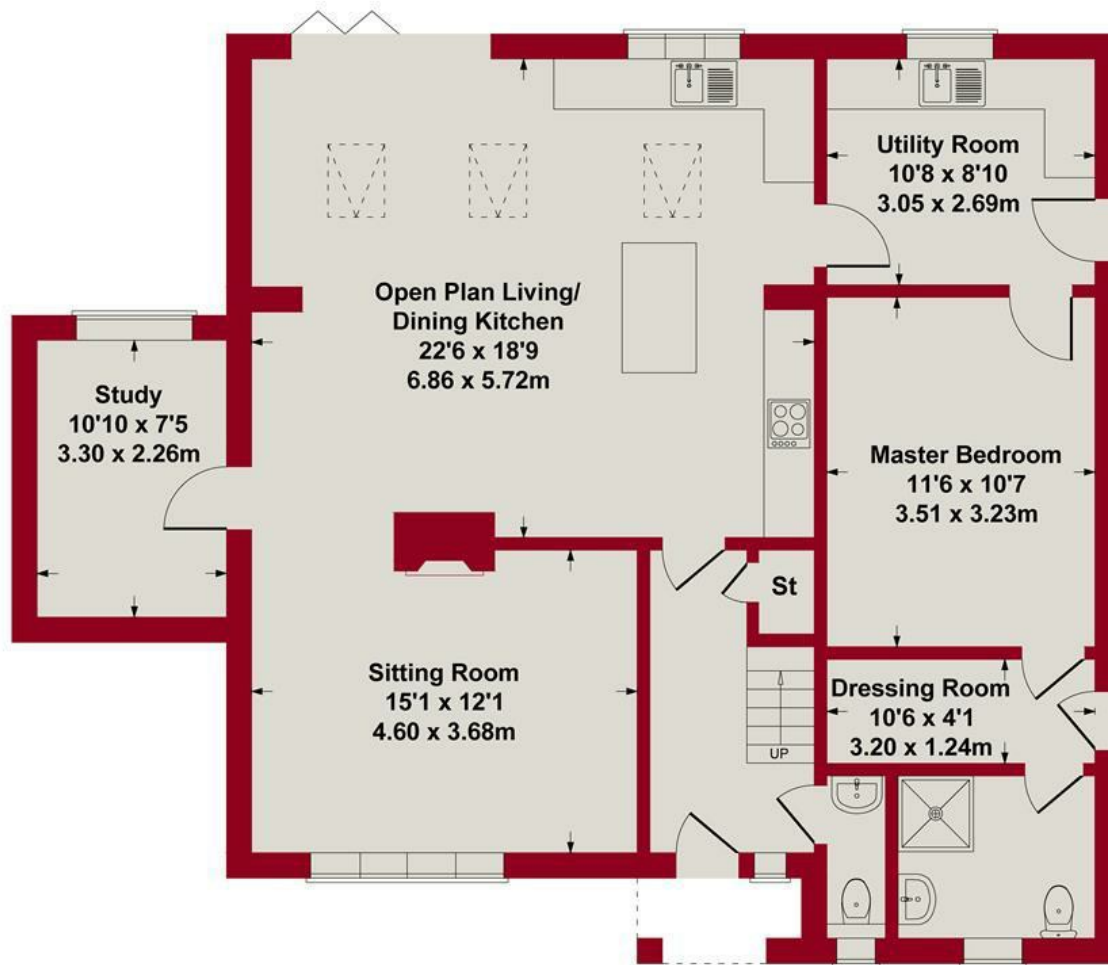
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

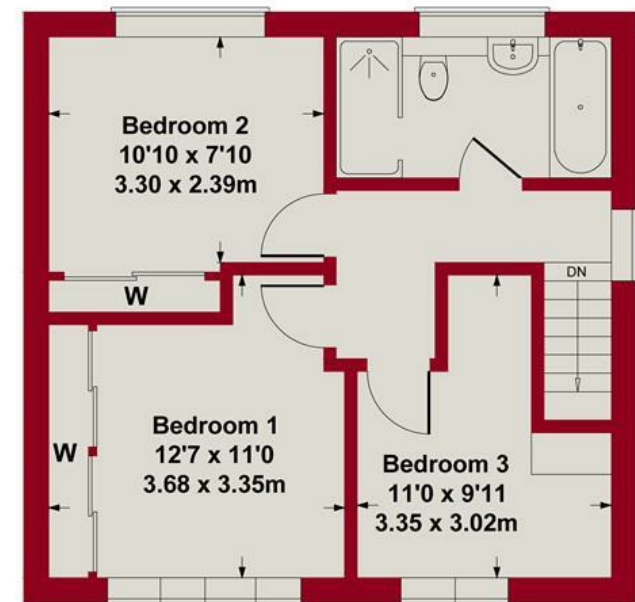
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

Approximate Gross Internal Area
1615 sq ft - 150 sq m



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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



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



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