



8 Walkers Close, Bottesford, Leicestershire,
NG13 0FF

£485,000
Tel: 01949 836678

 **RICHARD
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An excellent opportunity, particularly for families, to purchase a well proportioned, detached, modern home extending to around 1,700 sq.ft. of internal accommodation. The property offers a great deal of versatility in its layout having up to five bedrooms and three receptions. In addition the property boasts two ensuites and separate family bathroom as well as a ground floor cloak room and useful utility.

The property would be ideal for growing families looking for a well proportioned home positioned within a cul-de-sac setting within reach of the wealth of local amenities of this highly regarded Vale of Belvoir village.

The accommodation comprises initial well proportioned entrance hall with central turning stair case rising to a galleried landing above, three main reception areas comprising a dual aspect sitting room, separate snug/family room and a further versatile dining/living room which links through into the kitchen, utility and ground floor cloak room. To the first floor there are five bedrooms, the two main rooms affording ensuite facilities, and a separate family bathroom all leading off an attractive, central landing which would be large enough to accommodate a small reception area.

As well as the internal accommodation the property occupies a pleasant corner plot with ample off road parking and double garage to the front and an enclosed, established 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 TIMBER ENTRANCE DOOR WITH GLAZED FAN LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

10'7" x 15'6" (3.23m x 4.72m)



A well proportioned initial entrance vestibule having attractive spindle balustrade turning staircase rising to a first floor galleried landing above with useful under stairs alcove, deep skirting, coved ceiling and central heating radiator.

Double doors lead through into:



SITTING ROOM

15'8" (18' max into bay) x 13' (4.78m (5.49m max into bay) x 3.96m)



A well proportioned dual aspect reception having attractive walk in bay window to the front and sliding patio door into the rear garden. The focal point to the room is a feature fire surround and mantel with marble hearth and back and inset gas flame, coal effect fire. The room also having coved ceiling and two central heating radiators.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:



DINING ROOM

10'8" x 9'5" (3.25m x 2.87m)



A versatile space ideal as an additional living or dining room linking through into the kitchen creating a versatile reception space, having coved ceiling, central heating radiator and sliding patio door into the rear garden.

An open archway leads through into:

DINING KITCHEN

14'8" x 13'6" (4.47m x 4.11m)



A well proportioned space having aspect into the rear garden, the room being large enough to accommodate a dining or breakfast table and is fitted with a generous range of wall, base and drawer units with glass fronted display cabinets, having a generous run of preparation surfaces providing an excellent working area, inset sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances include five ring gas hob, double oven and dishwasher, inset downlighters to the ceiling, central heating radiator and window overlooking the rear garden.

A further door leads through into:

UTILITY ROOM

5'8" x 6'8" (1.73m x 2.03m)

Having work surface with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and courtesy door to the side.

GROUND FLOOR CLOAK ROOM

6'11" x 2'7" (2.11m x 0.79m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin, and central heating radiator.

SNUG/FAMILY ROOM

13'2" x 10'7" (4.01m x 3.23m)



A further versatile reception ideal as an additional sitting room or alternatively would make a generous home office having central heating radiator and window to the front.



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

FIRST FLOOR GALLERIED LANDING

13'4" max x 16'3" max (4.06m max x 4.95m max)



A generous space which would be large enough to accommodate a first floor reception area with room for either a sofa or desk, having central heating radiator, access to loft space above, built in airing cupboard and window to the front.

BEDROOM 1

11'4" (excluding wardrobes) x 14'4" max (3.45m (excluding wardrobes) x 4.37m max)



A well proportioned double bedroom benefitting from ensuite facilities, having a run of built in full height wardrobes, central heating radiator, window overlooking the rear garden and further door leading through into:



ENSUITE SHOWER ROOM

6'3" x 5'9" (1.91m x 1.75m)



Having a suite comprising shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin, tiled splash backs, central heating radiator, shaver point and window to the side.

BEDROOM 2

12'4" x 9'6" (3.76m x 2.90m)



A further double bedroom also benefitting from ensuite

facilities, having wood effect laminate flooring, central heating radiator, built in wardrobes, window overlooking the rear garden and a further door leading through into:

ENSUITE SHOWER ROOM

6'3" x 5'1" (1.91m x 1.55m)



Having a suite comprising shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin, central heating radiator and window to the rear.

BEDROOM 3

13'3" x 9'7" (4.04m x 2.92m)



A further double bedroom having central heating radiator and window to the front.

BEDROOM 4

12'5" x 6'11" (3.78m x 2.11m)



Large enough to accommodate a double bed but makes a generous single, having wood effect laminate flooring, central heating radiator and two windows to the front.

BEDBROOM 5

9'8" x 6'11" (2.95m x 2.11m)



Having aspect into the rear garden and central heating radiator.

BATHROOM

8'10" x 6'9" (9'4" into shower enclosure) (2.69m x 2.06m (2.84m into shower enclosure))



Having suite comprising panelled bath with chrome mixer tap and integral shower handset, separate shower

enclosure with bifold screen and wall mounted shower mixer, closed coupled WC and pedestal washbasin, central heating radiator and double glazed window to the side.



EXTERIOR



The property occupies a pleasant corner plot within this small cul-de-sac setting, set back behind a relatively low maintenance frontage which has been landscaped to maximise off road parking and provides car standing for several vehicles and, in turn, leads an attached double

garage having up and over doors, power and light. The main frontage is laid to lawn having established borders with block set edging and pathway leading to the front door. A courtesy gate gives access into an enclosed rear garden bordered in the main by feather edge board panelled fencing, having a central lawn, paved terrace and additional raised timber deck area at the foot with established borders with trees and shrubs.

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage 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:-

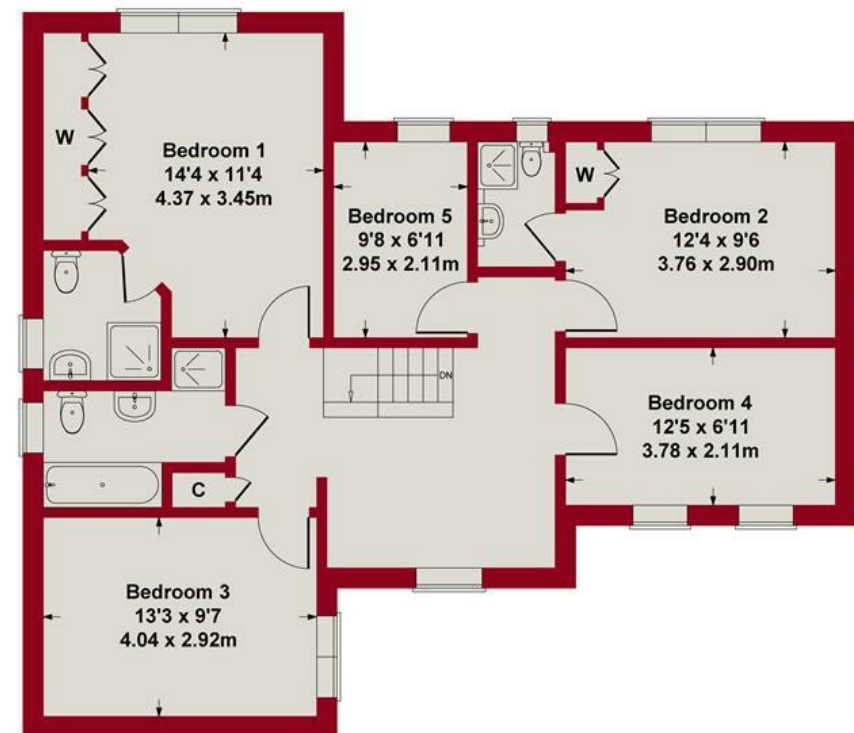
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



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.

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



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