



**23 Station Road, Bottesford, Leicestershire,
NG13 0EB**

Offers Over £450,000

Tel: 01949 836678



We have pleasure in offering to the market this really interesting, individual family home occupying a generous plot which lies in the region of 1/4 of an acre and with the benefit of additional planning approval for a single storey contemporary home at the rear. This in turn offers great potential, as it could appeal to a wider audience either with from somebody wishing to split the site and retain one or other of the dwellings or those with extended families who may see younger generations living in the original home and constructing a single storey dwelling to the rear for dependent relatives.

The original house offers a great deal of character and stands as a delightful period home overlooking its generous south to westerly facing garden at the rear. Internally the property offers around 1,450 sq.ft. of accommodation with four bedrooms and two main reception areas and retains much of its original character.

The property does require a general program of modernisation based on today's requirements but because it has been relatively untouched over the decades much of the period atmosphere has been retained and provides an excellent starting point to create a beautiful family home.

In addition to the main accommodation the planning approval, which was granted in October 2024, allows for the construction of an interesting, contemporary, single storey home which will extend to around 1,000 sq.ft. and, in itself, could be a really useful addition to the site, perfect for extended families or simply as a development project.

Overall viewing comes highly recommended to appreciate both the location, accommodation and potential 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 PERIOD STYLE GLAZED ENTRANCE DOOR WITH LEADED SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

8'6" x 6'4" (2.59m x 1.93m)



Having central heating radiator, cloaks hanging space, stripped pine skirtings and architraves and further doors leading to:

UTILITY ROOM

8'7" x 6'7" (2.62m x 2.01m)

Although requiring modernisation is currently fitted with wall and base units having stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliances, window to the front and further door leading through into:

GROUND FLOOR SHOWER ROOM

6'7" x 3'10" (5' max) (2.01m x 1.17m (1.52m max))



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

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER DOOR LEADS INTO:

INNER HALLWAY

9'5" x 4'2" (2.87m x 1.27m)

Having stripped skirtings and architrave, under stairs storage cupboard and an open archway leading through into:

KITCHEN

11'3" x 13'6" max (3.43m x 4.11m max)



A light and airy room benefitting from a dual aspect with window to the front and side, fitted with a range of wall, base and drawer units with wood trimmed preparation surfaces and built in dresser unit, having stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing gas or electric cooker, central heating radiator and wall mounted gas central heating boiler.

RETURNING TO THE INNER HALLWAY A FURTHER DOOR LEADS THROUGH INTO:

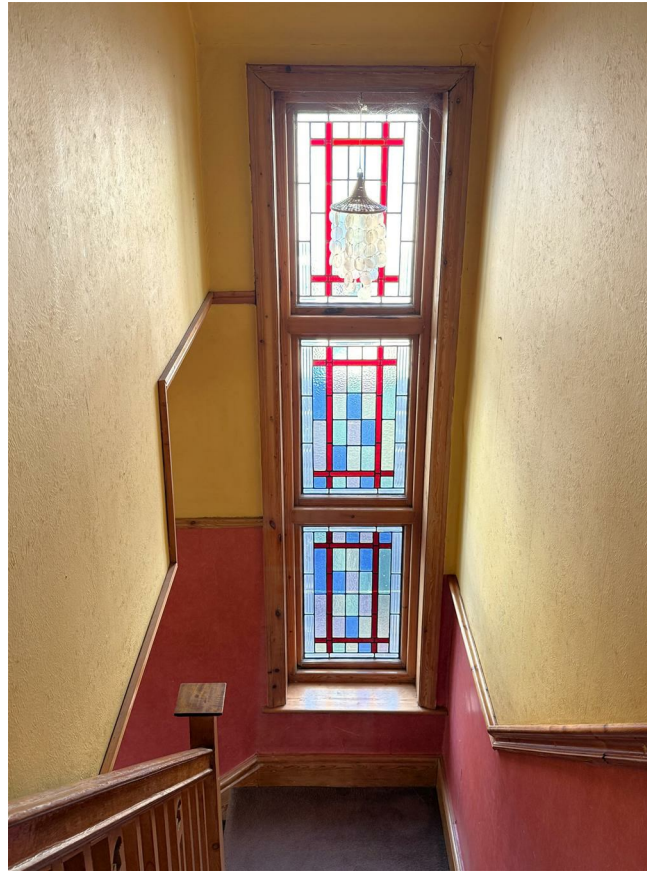


SITTING/DINING ROOM

13'5" x 13' (4.09m x 3.96m)



A versatile reception space which would have been the formal entrance hall and provides a delightful room which benefits from a south to westerly aspect with views into the rear garden. The room offers a wealth of character having attractive period stripped pine fire surround and mantel with tiled inserts and solid fuel stove, stripped pine skirtings, architrave and picture rail, turning staircase rising to the first floor landing, central heating radiator, windows to the front and side elevation and a main entrance door leading through into:



ENCLOSED PORCH

7'8" x 3'7" (2.34m x 1.09m)

A useful enclosed storm porch having glazed arched frontage and sliding door leading into the rear garden.

RETURNING TO THE SITTING/DINING ROOM A FURTHER DOOR LEADS THROUGH INTO:

LOUNGE

18'5" max x 11'3" max (5.61m max x 3.43m max)



A pleasant reception space benefitting from a dual aspect including attractive walk in bay window overlooking the rear garden, having corniced ceiling, picture rail, deep skirtings, attractive period fire surround and mantel with tiled inserts and hearth and open grate, useful alcove to the side and two central heating radiators.





RETURNING TO THE SITTING/DINING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, deep skirting and architraves and stripped pine doors leading to:

BEDROOM 1

13' x 12'7" (3.96m x 3.84m)



A well proportioned double bedroom which benefits from

a southerly aspect into the rear garden having period fireplace, deep skirtings, picture rail and central heating radiator.

BEDROOM 2

11'4" x 14'7" max into alcove (3.45m x 4.45m max into alcove)



A further double bedroom having southerly aspect into the rear garden with attractive period fireplace, alcove to the side which houses the airing cupboard, washbasin, deep skirtings and architrave, picture rail and central heating radiator.



BEDROOM 3

13'5" max x 12'7" max (4.09m max x 3.84m max)



An L shaped double bedroom benefitting from a dual aspect having windows to the front and side, deep skirtings and central heating radiator.

BEDROOM 4

9'1" x 5'8" (2.77m x 1.73m)



Large enough to accommodate a single bed but would make an excellent first floor office or dressing room having deep skirtings, picture rail, central heating radiator and window to the front.

BATHROOM

12' x 5'4" (3.66m x 1.63m)



Having a suite comprising panelled bath with chrome

mixer tap and integral shower handset, WC and pedestal washbasin, combination towel radiator and obscured glazed window.

RETURNING TO THE FIRST FLOOR LANDING A BIFOLD DOOR LEADS TO:

INNER LANDING

As well as leading to Bedroom 3 having a staircase rising to:

SECOND FLOOR LANDING AREA

Having window to the side and a further door leading through into:

ATTIC SPACE

13'6" x 7'2" (4.11m x 2.18m)



A versatile room providing excellent storage or alternatively could possibly offer potential as a second floor office having limited head height but with tongue and groove panelled pitched ceiling, inset skylights, additional window to the front, under eaves storage and a further door leading through into:

LOFT VOID

10' into eaves x 16'6" (3.05m into eaves x 5.03m)



Providing a good level of storage having been boarded, with pitched roof and skylight to the side.

EXTERIOR



The property occupies a fantastic, well proportioned, established plot which, in its current layout, provides gardens to four sides set back from the lane behind a picket fenced frontage with leylandii hedging and adjacent driveway providing off road car standing for numerous

vehicles. We understand from the vendors, located within the frontage is a freshwater well. The gardens lie to all sides, the predominance being to the southerly aspect being mainly laid to lawn with well stocked perimeter borders having an abundance of trees and shrubs. The property does however benefit from planning permission granted to split the garden, creating a building plot at the foot with a proposal for a single storey, contemporary dwelling with access on the easterly side leading off Station Road. Even with this completed this will still leave a relatively generous garden by modern standards for the original dwelling and clearly suggests the considerable potential of the site.

In addition to the main dwelling the property has planning approval granted in October 2024 by Melton Borough Council under application number 24/00543/FUL for an interesting, self build, detached, single storey home designed with very much a contemporary look to create an individual property which, under the current plans, would extend to around 1,000 sq.ft. Although this may offer potential for a future purchaser to split the site it could also be opened up to a wider market, possibly for families with dependent relatives, or extended families, who may look to amalgamate the site, making use of both the main period home as well as the planning approval at the rear.

Further details can be found on Melton Borough Council's planning portal under the above application.



Proposed Ground Floor Plan



			 W: www.swainarchitecture.com E: info@swainarchitecture.com T: 0115 972 7085 Mohan Business Centre, Tamworth Road, Long Eaton, Nottingham, NG10 1BE
Rev	Description	Date	

PROPOSED	
Client:	
Project: 23 Station Road	
Drawing: Proposed Floor Plans	
Number: 23.461.503.01 Rev A	
Date: September 2024	
Paper Size: A3	Scale: 1:100
Drawn By: ERI/BL	Checked By:

Notes:
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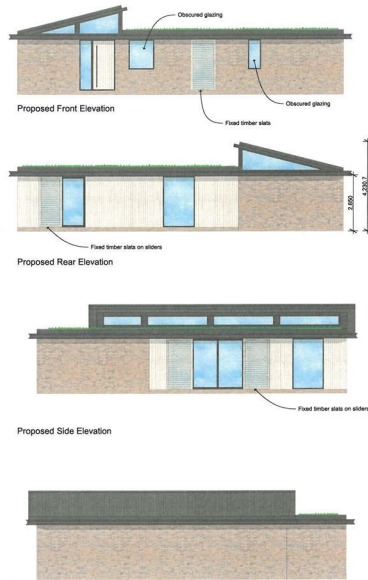
CDM Regulations 2015:
 Chapter 2, para 1

 Denotes a significant hazard or difficult to manage procedure. Please refer to 'Designer Risk Assessment' for further information regarding mitigation of hazards.

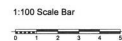
CDM Regulations, require all projects to:

- Have workers with the correct skills, knowledge, training and experience.
- Contractors providing appropriate supervision, instruction and information.
- A written Construction Phase Plan.

Swain Architecture are appointed as 'Designer' only, unless appointed by the client in writing to confirm Swain Architecture's role as Principal Designer.



Proposed Side Elevation



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 W: www.swainarchitecture.com E: info@swainarchitecture.com T: 0115 972 7665 Tarmoh Road, Long Eaton, Nottingham	PROPOSED
	Client: Project: 23 Station Road Drawing: Proposed Elevations Number: 23.461.503.02 Rev A Date: September 2024 Paper Size: A3 Scale: 1:100 Drawn By: FRSL Checked By:

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COM Regulations 2011

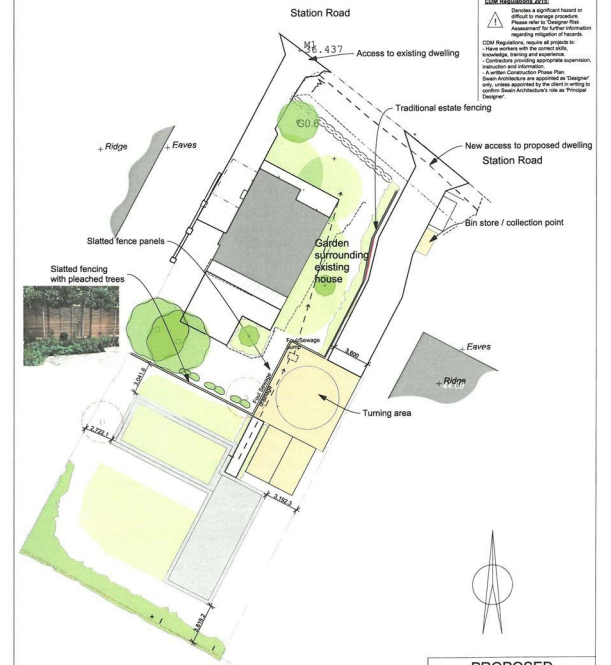
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Rev	Description	Date

 W: www.swainarchitects.com E: info@swainarchitects.com T: 0115 972 7860 Marian Business Centre, Tamworth Long Eaton, Nottingham, NG10 1BE.	PROPOSED Client: Project: 23 Station Road Drawing: Proposed Site Plan Number: 23 461 503 03 Rev A Date: September 2024
	Paper Size: A3 Scale: 1:200 Drawn By: ER Checked By:

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COM.Regulations.2012:

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<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

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: _

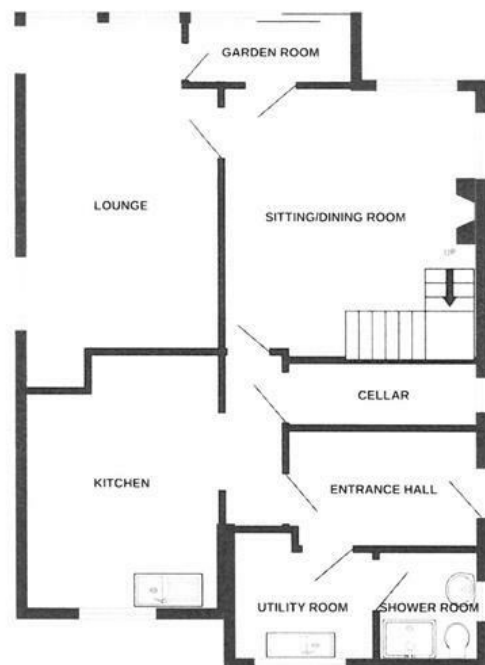
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

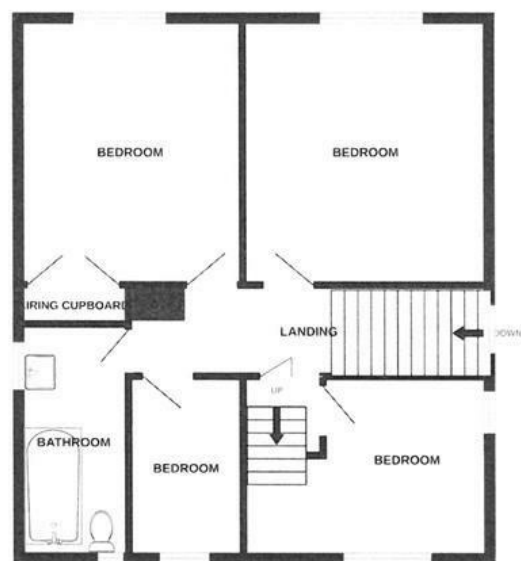
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

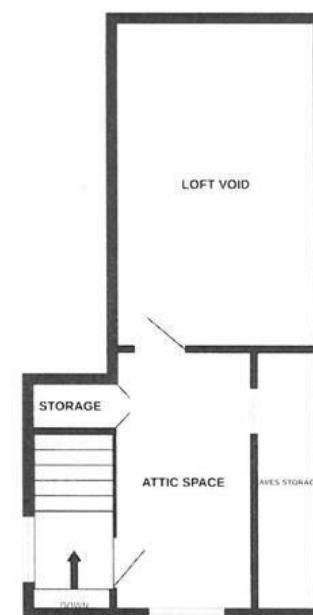
GROUND FLOOR



1ST FLOOR

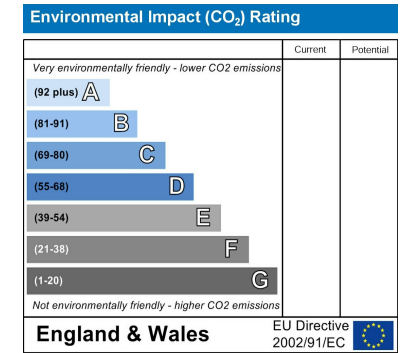
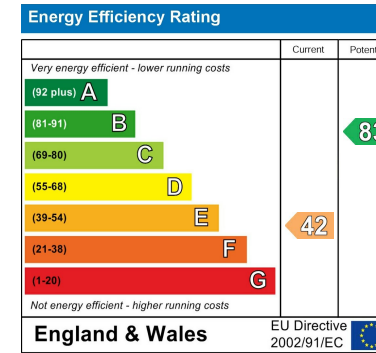


2ND FLOOR



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



RICS



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