



38 Bowbridge Gardens, Bottesford,  
Leicestershire, NG13 0AZ

**£279,995**  
Tel: 01949 836678

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



An opportunity to purchase a tastefully presented, versatile, detached, chalet style home offering accommodation over two floors. The property benefits from gas central heating, the majority of the windows upgraded to triple glazing, contemporary shower room and open plan dining kitchen which enjoys access out into the rear garden.

The property offers two double bedrooms to the first floor with an excellent level of built in storage and is large enough to accommodate small families but, in the main, will appeal to those downsizing from larger dwellings, looking for a well maintained detached home in a convenient setting, within walking distance of the heart of the village with its wealth of services and amenities.

The property occupies a pleasant level plot offering a considerable level of off road parking which, in turn, leads to a detached garage at the rear with electric door and an enclosed, relatively private garden, linking back into the living area of the kitchen.

Overall this is a tastefully presented detached home within this well regarded edge of Vale village 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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

10'6" x 8'9" into stairwell (3.20m x 2.67m into stairwell)



A pleasant initial entrance vestibule having attractive high vaulted ceiling with exposed purlins, spindle balustrade turning staircase rising to a first floor galleried landing above with useful under stairs storage cupboard beneath, engineered oak flooring, central heating radiator and further oak internal doors leading to:



### **L SHAPED SITTING ROOM**

20'10" x 11'2" (6.35m x 3.40m)



A well proportioned light and airy reception flooded with light, benefitting from a large triple glazed picture window to the front. The room being potentially large enough to accommodate both living and either dining or study area to the rear, having a dual aspect with additional double glazed window to the side. The focal point to the room being a feature fire surround, mantel and hearth with inset electric coal effect fire. The room also having two central heating radiators and deep corniced ceiling.

## GROUND FLOOR SHOWER ROOM

10' x 5'11" (3.05m x 1.80m)



A well proportioned, tastefully appointed space having been thoughtfully modernised with a contemporary suite comprising large double width walk in shower enclosure with glass screen, chrome wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset moulded washbasin with chrome mixer tap, fully tiled walls, contemporary towel radiator and double glazed window.

## DINING KITCHEN

18' x 11'11" (5.49m x 3.63m)



A well proportioned, open plan space which benefits from access out into the rear garden, having initial dining area with central heating radiator behind feature cover and triple glazed French doors. This area of the room being open plan to a well appointed kitchen fitted with a generous range of oak fronted wall, base and drawer units as well as built in larder cupboard providing an excellent level of storage having laminate quartz effect preparation surfaces providing an excellent working area, inset sink and drain unit with matt black mixer tap and tiled splash backs, plumbing for washing machine, space for free standing gas or electric range, room for free standing fridge freezer and triple glazed window overlooking the rear garden.



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



## FIRST FLOOR GALLERIED LANDING



Having pitched ceiling with exposed timber purlin, a range of built in storage cupboards, access to loft space above and further doors leading to:

## BEDROOM 1

13'3" x 12' (4.04m x 3.66m)



A well proportioned double bedroom having aspect into the rear garden with useful under eaves storage, pitched ceiling, wall mounted air conditioning unit and triple glazed window.

## BEDROOM 2

14'4" x 10'8" (4.37m x 3.25m)



A further double bedroom having pitched ceiling, central heating radiator, access to under eaves and triple glazed window to the front.

## EXTERIOR



The property occupies a pleasant, established, level plot within this popular development. The property is set well back from the avenue behind established shrubs and

having a generous granite chipping driveway which provides a considerable level of off road parking and continues to the side of the property with additional car standing and, in turn, leading to a detached garage with a roller shutter door and a wrought iron courtesy gate giving access into an enclosed level garden. The garden having initial paved terrace leading onto a central lawn with further seating areas, borders with an established range of trees and shrubs, a cold water tap and useful timber storage shed.





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

Planning applications:-

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

### **COUNCIL TAX BAND**

Melton Borough Council - Band C

### **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: \_

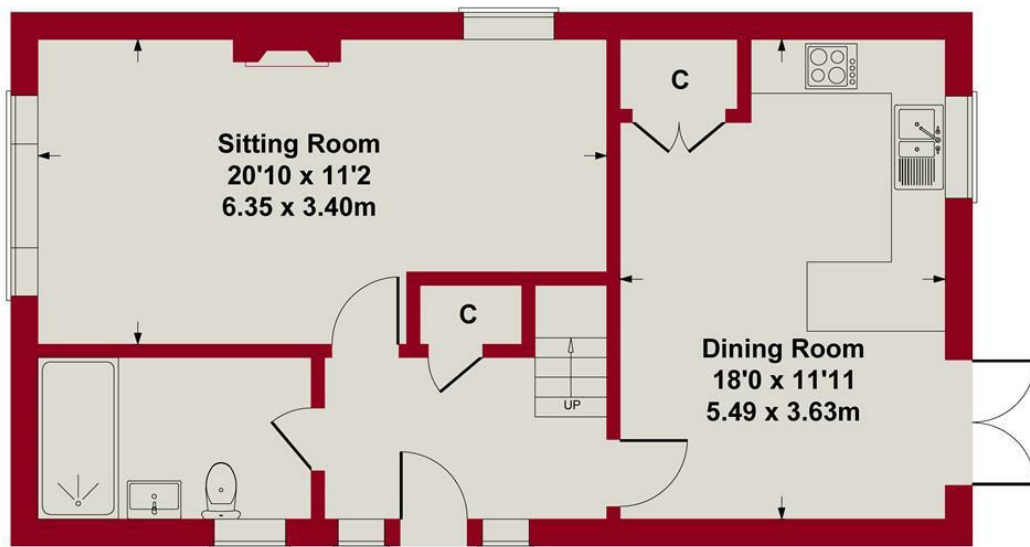
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

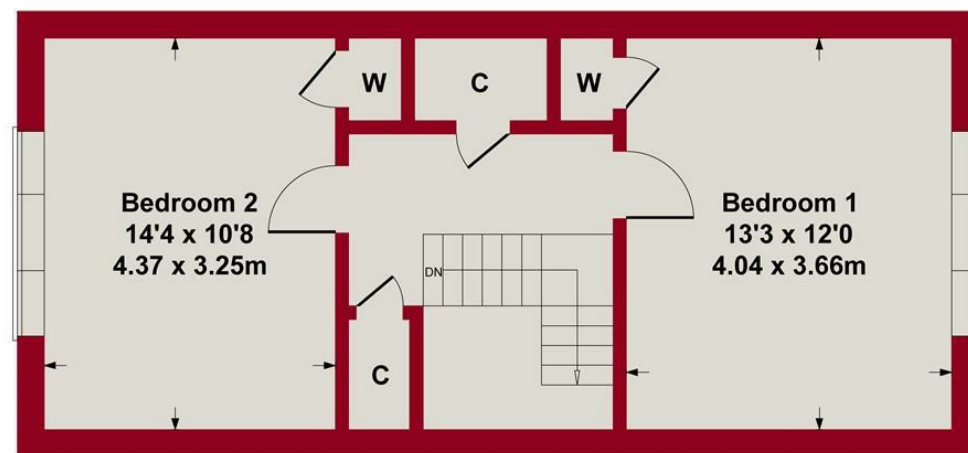
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-





**GROUND FLOOR**



**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		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



**RICS**



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