



**2 Church View, Bottesford, Leicestershire,  
NG13 0AE**

**£325,000**

**Tel: 01949 836678**

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



- Link-Detached Home
- 2 Reception Areas
- Ground Floor Shower/Cloaks Room
- Delightful Established Rear Garden
- Highly Regarded Village
- 3 Bedrooms
- Dining Kitchen
- Ample Off Road Parking
- Walking Distance to Local Amenities

We have pleasure in offering to the market this tastefully presented link-detached family home occupying a fantastic position within close walking distance to the heart of the village and its wealth of local amenities and services.

The property is set back from the close behind a generous frontage providing an excellent level of off road parking and to the rear is a delightful enclosed garden. Internally the property offers a versatile level of accommodation comprising of an initial entrance hall, ground floor shower room, sitting room which links through into an extended L-shaped dining kitchen which has access out into the rear garden. To the first floor are three bedrooms and modern bathroom.

As well as the main accommodation, converted from the rear of the garage is a useful insulated room which is currently utilised as a home office and links through into the utility.

The property is tastefully presented throughout and neutrally decorated, UPVC double glazing and gas central heating and although large enough to accommodate families making use of the local schools, it will also appeal to a wider audience whether that be single or professional couples or even potentially those downsizing from larger dwelling who will appreciate its heart of the village location with ease of access to services.

Overall viewing comes highly recommended to appreciate the location and accommodation on offer.

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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;

### ENTRANCE HALL

8'6 max x 6'10 max (2.59m max x 2.08m max)

A well proportioned space providing useful cloaks hanging, windows to the front.

Further doors leading through into a;

### GROUND FLOOR SHOWER ROOM

6'9 x 2'11 (7'0 max into shower) (2.06m x 0.89m (2.13m max into shower))

An L-shaped room having contemporary suite comprising shower enclosure with bi-fold door, close coupled WC, wash basin.

### SITTING ROOM

14'6 x 13'4 (4.42m x 4.06m)

A pleasant reception having a southerly aspect to the front, double glazed bow window, chimney breast with inset pebble effect fire, alcoves to the side, contemporary column radiator, staircase rising to the first floor landing, understairs alcove beneath.

Further doors leading through into the;

### KITCHEN

15'10 x 9'0 (4.83m x 2.74m)

A well proportioned space which opens out into a further dining area at the rear which combined creates an excellent L-shaped everyday living entertaining space, large enough to accommodate both living and dining areas.

The kitchen is fitted with a range of wall, base and drawer units with brush metal fittings, U-shape configuration of laminate work surfaces, stainless sink & drainer unit, brush metal mixer tap, integrated appliances including four ring gas hob with chimney hood over, double oven, dishwasher, plumbing for washing machine, space for free-standing fridge freezer, double glazed window over looking the rear garden.

A large open doorway leads through into the;

### DINING/BREAKFAST AREA

10'0 x 8'5 (3.05m x 2.57m)

A versatile space large enough to accommodate both breakfast and living area, having access out into the rear garden via sliding patio door, double glazed windows to the rear and further exterior door to the side.

RETURNING TO THE SITTING ROOM AN OPEN TREAD STAIRCASE RISES TO THE;

### FIRST FLOOR LANDING

Having over-stairs cupboard, access to loft space above, double glazed window to the side.

Further doors leading to;

### BEDROOM 1

12'4 x 9'4 (3.76m x 2.84m)

A double bedroom having aspect to the front, built-in wardrobes, double glazed window.

## BEDROOM 2

9'0 (excluding cupboard) x 8'5 (2.74m (excluding cupboard) x 2.57m)

A further double bedroom having aspect into the rear garden, built-in wardrobes, overhead storage cupboard, additional built-in airing cupboard providing a good level of storage, double glazed window.

## BEDROOM 3

9'5 x 7'0 (2.87m x 2.13m)

Currently utilised as a dressing room, but would make an ideal single child's bedroom, nursery or office, having double glazed window to the front.

## BATHROOM

7'3 x 5'10 (2.21m x 1.78m)

Appointed with a contemporary suite comprising of P-shaped shower bath with chrome mixer tap and integral shower handset, additional wall mounted electric shower unit with glass screen, close coupled WC, pedestal wash hand basin, fully tiled walls, double glazed window to the rear.

## EXTERIOR

The property occupies a delightful position close to the entrance of this small established development set well back from the close behind an open plan frontage which is partly laid to lawn, with generous blockset driveway and established borders to the side.

## REAR GARDEN

Having a pleasant established garden, generous by modern standards and offering a relatively good degree of privacy, with an initial paved and decked seating area leading up on to a central lawn where there is a beautiful established magnolia tree, with an adjacent paved area with timber gates onto a bi-way at the rear, and useful brick outhouse for storage.

Accessed from the patio is a useful conversion of the rear of the garage which provides a potential;

## HOME OFFICE SPACE

7'9 x 6'10 (2.36m x 2.08m)

Insulated, plastered and decorated, having inset skylight to the ceiling, double glazed French doors to the front, laminate flooring, sliding door giving access into the;

## UTILITY ROOM

7'2 x 3'1 (2.18m x 0.94m)

Having its own access from the rear garden, space for free standing appliances, cold water tap, and access to loft void above.

## ADDITIONAL NOTES

We understand the "home office" space has been converted to the relevant standards but does not have a building certificate.

Property is understood to be on mains gas, drainage, electric 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>





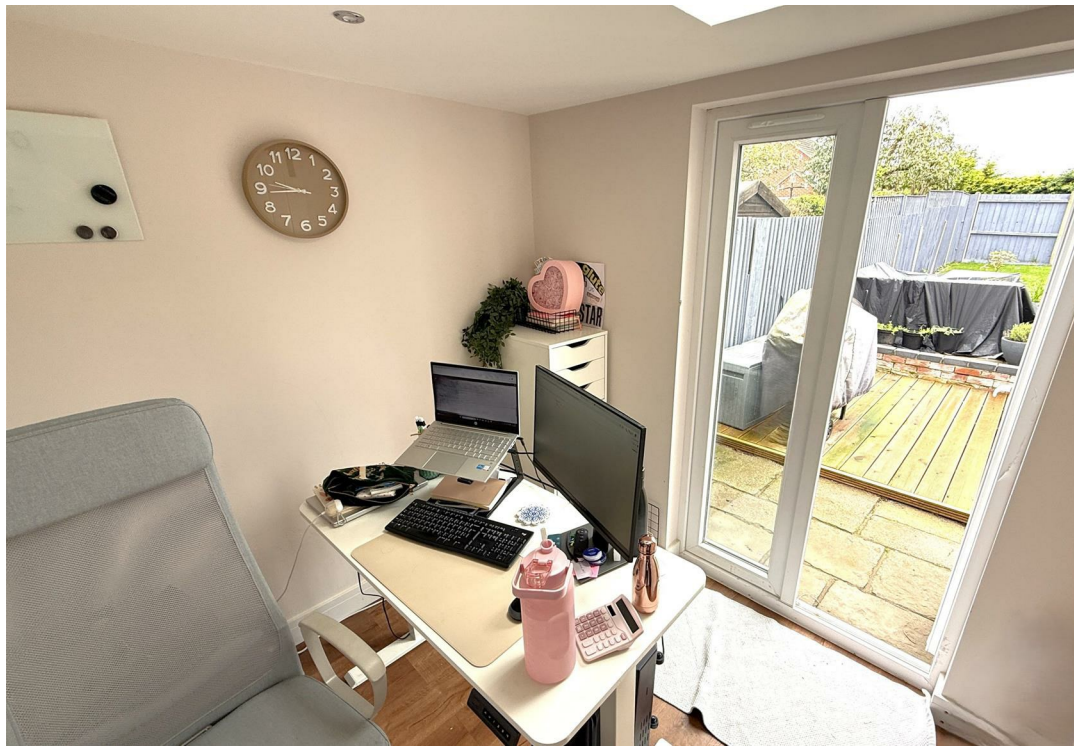
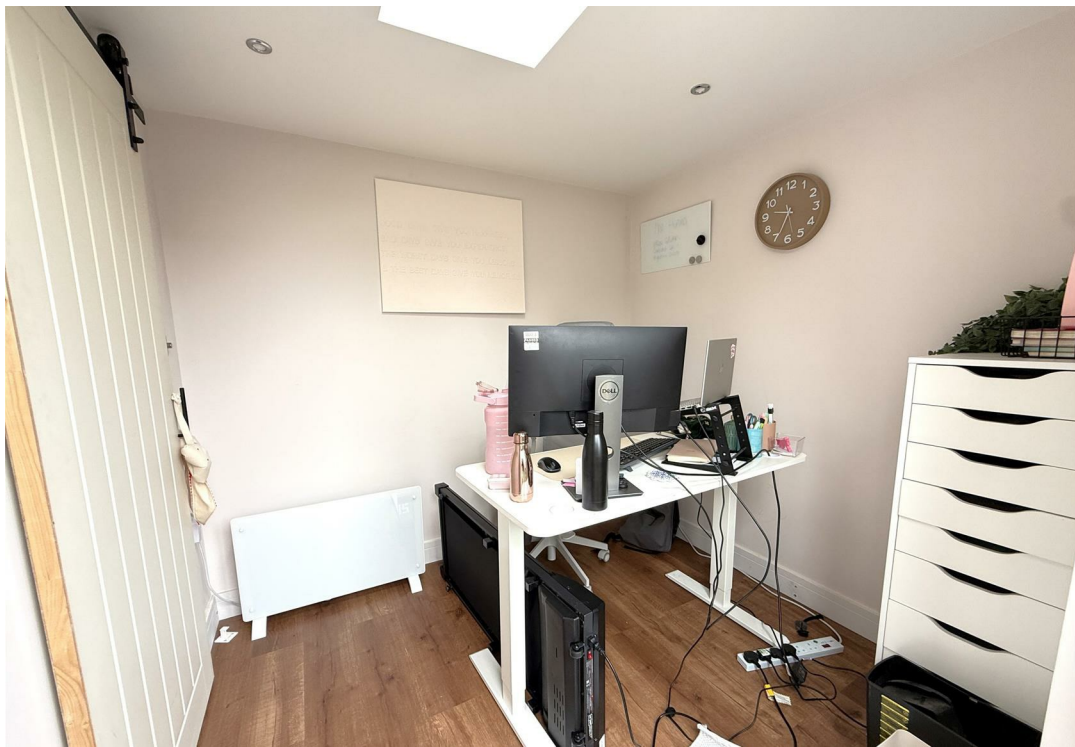




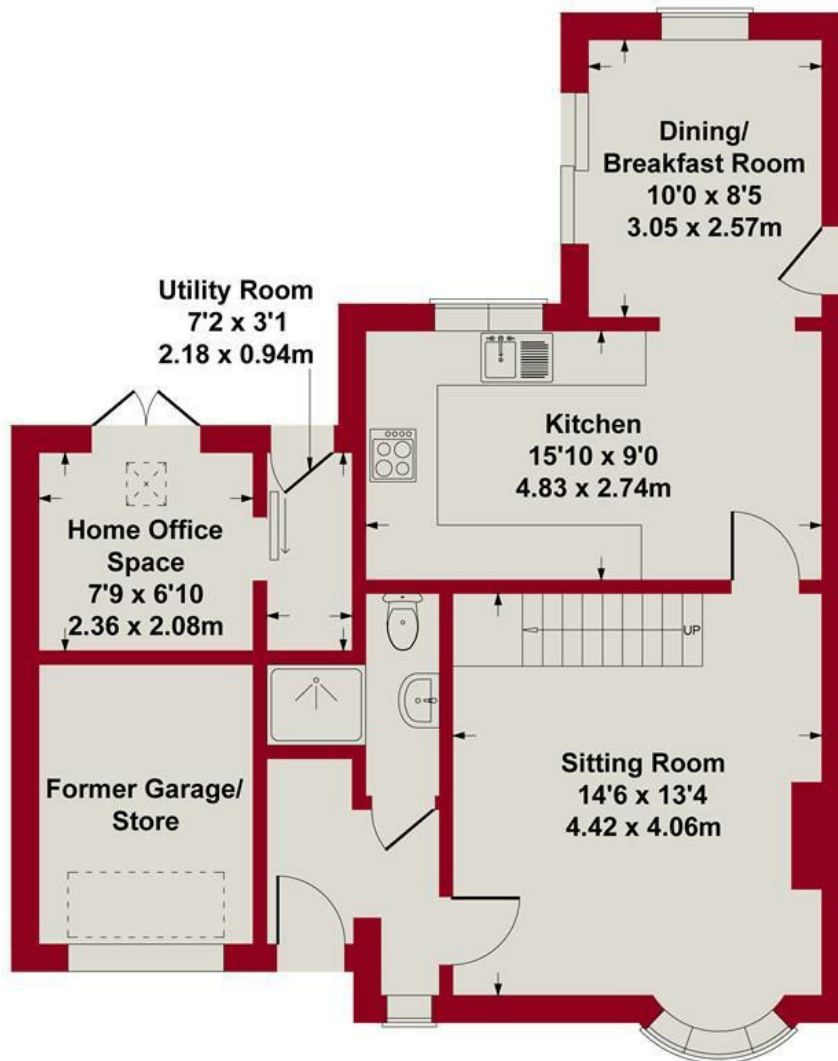




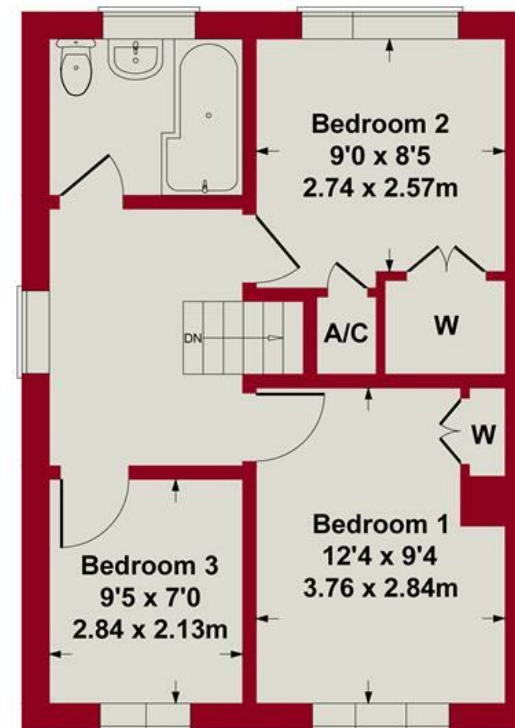








**GROUND FLOOR**



**FIRST FLOOR**

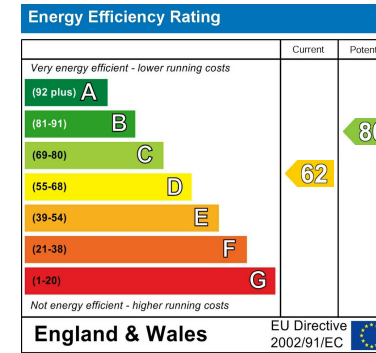
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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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.

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**RICS**



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