



**Craven House 25 Market Street, Bottesford,
Leicestershire, NG13 0BW**

£699,000

Tel: 01949 836678

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

- Attractive Period Home
- 6 Bedrooms
- Additional Annexe Building/Garage/Workshop
- South To West Facing Rear Garden
- Central Village Location
- Approaching 2,600 Sq.Ft.
- 4 Bathrooms
- Off Road Parking
- Wealth Of Character & Features
- Viewing Highly Recommended

A wonderful opportunity to purchase an attractive, Grade II listed, period home located in a convenient central village location with a private, enclosed, rear garden, off road parking and garage within a short walk of the wealth of amenities of this highly regarded and well served Vale of Belvoir village.

The property offers an attractive, Georgian, double fronted facade behind which lies a versatile level of accommodation spanning three floors and lying in the region of 2,400 sq.ft plus an additional garage/outbuilding with studio above which offers a further 200 sq.ft. of potential accommodation. Internally the property offers a wealth of character and features with high ceilings and deep skirtings, sash windows and many rooms having exposed beams and attractive fireplaces. The property offers an excellent level of accommodation which provides three main reception rooms, a dining kitchen, utility and ground floor shower room as well as six bedrooms and four bath/shower rooms laid out over the first and second floors. In addition, detached from the main house, is an attractive brick and pantiled former coach house which provides garage/workshop space with a studio above which adds to the versatility of this home as well as an adjacent drive and an established south to westerly facing rear garden at the rear.

In addition the property benefits from gas central heating and recently updated decoration and would be a wonderful family home in this well regarded 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.

AN ATTRACTIVE PERIOD ENTRANCE DOOR WITH ARCHED GLAZED FAN LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having a quarry tiled floor, deep skirtings and further doors leading to:

DRAWING ROOM

15'2" x 15'6" (4.62m x 4.72m)

Having exposed beams, chimney breast with period fire surround, open fire and mantel with cast iron insert and tiled hearth, arched shelved alcoves to the side, deep skirtings, exposed floor boards and sash windows to the front.

DINING ROOM

13'6" x 16' (4.11m x 4.88m)

A further well proportioned reception currently utilised as formal dining having attractive period style cast iron fireplace with tiled hearth, feature surround and mantel, high ceiling with central rose and two exposed beams, deep skirtings, exposed floor boards and sash windows to the front.

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

INNER HALLWAY

9'3" x 4' (2.82m x 1.22m)

Having continuation of the quarry tiled floor, staircase rising to the first floor and an open doorway leading through into:

REAR ENTRANCE PORCH

5'9" x 3'9" (1.75m x 1.14m)

Again having continuation of the quarry tiled floor, glazed exterior door into the garden and further cottage latch doors leading to:

STUDY/GARDEN ROOM

16'11" x 23'9" max (5.16m x 7.24m max)

A well proportioned, L shaped, light and airy reception benefitting from windows to three elevations as well as access out into the rear garden. The initial reception space currently provides a breakfast area, having exposed beams, access to useful under stairs storage cupboard and window to the side. This opens out into an attractive addition to the property providing a further study/garden room having vaulted ceiling, tongue and groove effect panelling and French doors leading out into the rear garden.

BREAKFAST KITCHEN

14'7" x 15'9" (4.45m x 4.80m)

A well proportioned farmhouse style kitchen fitted with a range of Shaker style units providing a good level of storage having wood trimmed laminate preparation surface, inset sink and drain unit, tiled splash back, window overlooking the rear garden and pitched roof above with inset skylight providing an attractive feature. In addition there is plumbing for dishwasher, integrated four ring gas range, additional twin gas burner to the side, built in Electrolux oven and microwave above, space for free standing fridge freezer, attractive quarry tiled floor, exposed beams to the ceiling and a further door leading through into

SIDE LOBBY

25'5" x 5'3" (7.75m x 1.60m)

A useful space having access to loft space above, door leading into the rear garden and further doors to:

L SHAPED WET ROOM

9'2" x 5'2" max (2.79m x 1.57m max)

An L shaped room having walk through wet area with wall mounted shower mixer and rose over, close coupled WC and vanity unit with inset washbasin, tumbled marble tiled splash backs and high level window to the front.

UTILITY ROOM

6'11" x 7'4" (2.11m x 2.24m)

A useful space providing a laundry room having fitted base and drawer units with laminate work surface over, inset sink and drain unit, plumbing for washing machine, space for further free standing appliances, wall mounted gas central heating boiler, access to loft space above and window to the side.

RETURNING TO THE INNER HALLWAY A STAIRCASE RISES TO:

FIRST FLOOR SPLIT LEVEL LANDING

Having attractive multi paned sash window to the side, two built in storage cupboards and further doors leading to:

BEDROOM

11'8" x 6'8" (3.56m x 2.03m)

Having aspect into the rear garden and part pitched ceiling.

BEDROOM

13'9" x 12'4" (4.19m x 3.76m)

A well proportioned double bedroom having aspect to the front with exposed beams to the ceiling, chimney breast with inset cast iron fireplace, deep skirtings and sash window.

BEDROOM

16'2" x 14'4" (4.93m x 4.37m)

A well proportioned double bedroom benefitting from ensuite facilities, having an aspect to the front, attractive period cast iron fireplace and surround, built in wardrobes, sash window and a further stripped pine door leading into:

ENSUITE SHOWER ROOM

8'3" x 6'8" (2.51m x 2.03m)

Having suite comprising large walk in shower enclosure with initial drying area and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, bidet and vanity unit with inset washbasin with tiled splash backs, contemporary towel radiator and sash window to the front.

BEDROOM

13'7" x 10' (4.14m x 3.05m)

A further double bedroom having a pleasant aspect into the rear garden with built in wardrobes and part pitched ceiling.

BATHROOM

9' x 6'4" (2.74m x 1.93m)

Having a suite comprising P shaped shower bath with chrome mixer tap with integral shower handset and further wall mounted shower over and glass screen, close coupled WC and vanity unit with tiled surface over and inset washbasin, part pitched ceiling and window overlooking the rear garden.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER STRIPPED PINE DOOR GIVES ACCESS, VIA A TURNING STAIRCASE, TO:

INITIAL SECOND FLOOR LANDING AREA

7'7" x 8'5" to purlins (2.31m x 2.57m to purlins)

Having pitched ceiling with exposed timber purlins, over stairs cupboard and further cottage latch door leading to:

BEDROOM

13' x 9' to purlins (3.96m x 2.74m to purlins)

A double bedroom situated in the eaves having pitched ceiling with exposed timber purlins, chimney breast and sliding sash window overlooking the rear garden.

Returning to the initial landing area an open doorway leads through into:

INNER LANDING

5'8" x 3'11" to purlin (1.73m x 1.19m to purlin)

Having access to under eaves, exposed timber purlin and further cottage latch doors to:

BEDROOM

7'9" deep x 7'4" to purlins (11'8" to eaves) (2.36m deep x 2.24m to purlins (3.56m to eaves))

A double bedroom situated in the eaves having pitched ceiling, exposed timber purlins, access to under eaves and window to the side.

SHOWER ROOM

6'5" x 2'10" (1.96m x 0.86m)

Having suite comprising shower enclosure with wall mounted shower mixer, close coupled WC and wall mounted washbasin, pitched ceiling with exposed timber purlin and high level window.

EXTERIOR

The property occupies a fantastic central location fronting Church Street with additional vehicular access to the rear located off Chapel Street, The driveway provides off road car standing with a timber trellis leading to a small enclosed courtyard area but this could be

opened out to create additional parking if required. Located off the driveway is an attractive brick and pantiled period coach house which has been part converted to provide annexe style facilities with garage or workshop space beneath. Attached to the rear of the coach house is a further useful brick and pantiled store and a courtesy gate leading through into the rear garden which offers a south to westerly aspect and a good degree of privacy, particularly considering its central village location. The garden is well stocked with an abundance of established trees and shrubs which creates an attractive outdoor space having central lawn, paved and gravelled seating areas, ornamental pond and well stocked borders.

GARAGE/WORKSHOP

15'5" x 13'7" (4.70m x 4.14m)

Having power and light, window to the side and electric operated roller shutter door leading directly onto Chapel Street. A spiral staircase rises to the first floor where there is a potential studio situated in the eaves having exposed timbers, kitchenette and shower room with washbasin and WC.

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).

The property is Grade II listed and situated within the village conservation area.

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:-

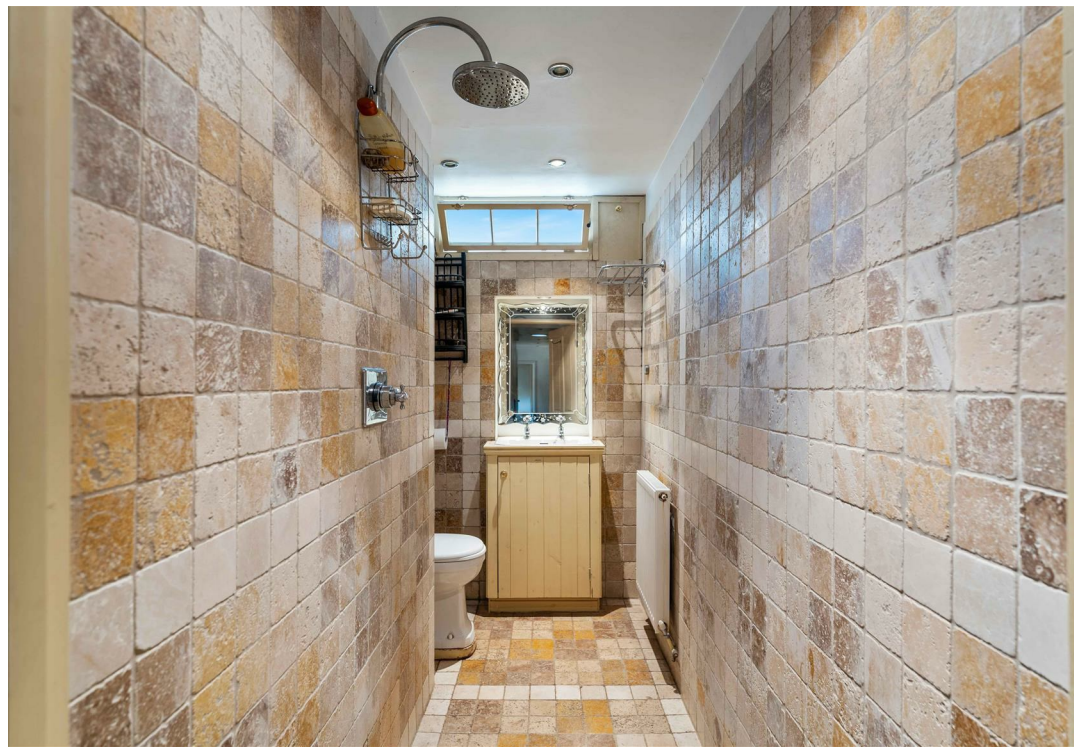
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



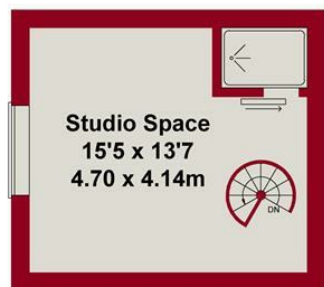




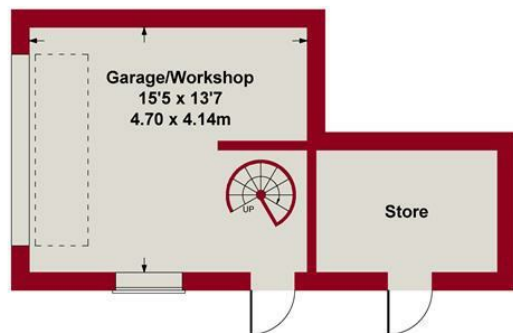




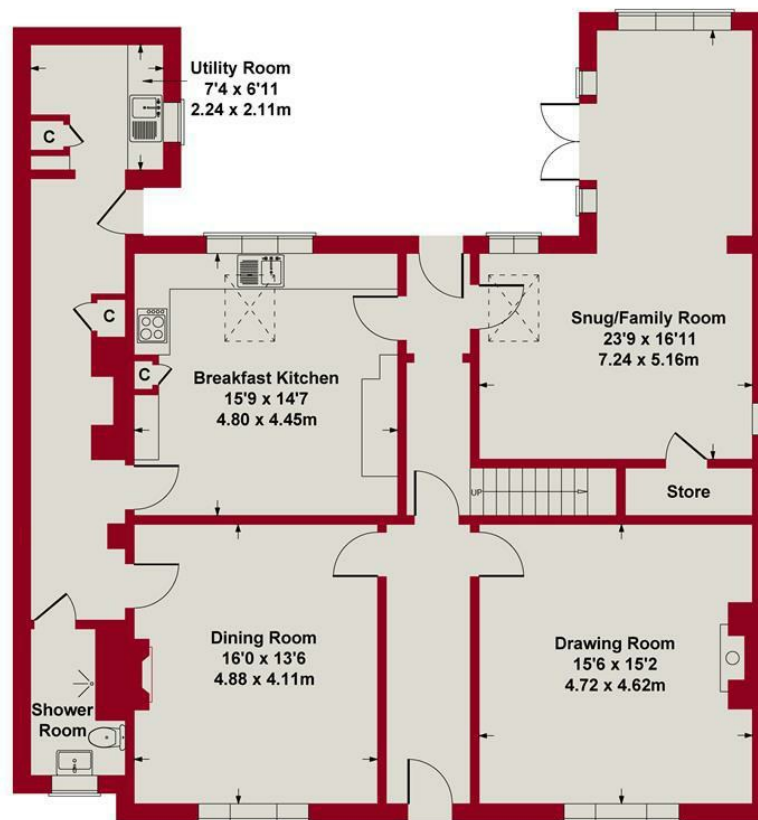




GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

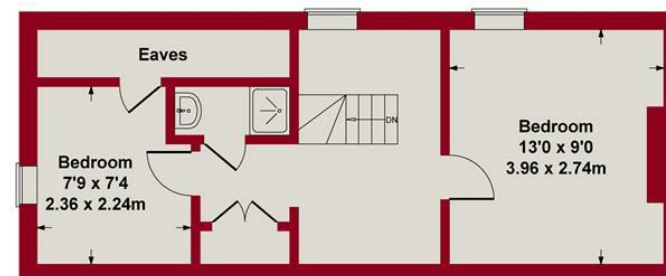


GROUND FLOOR

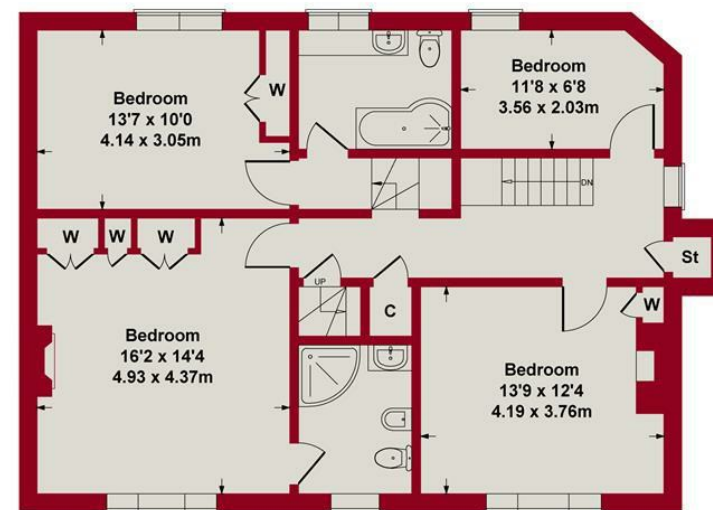
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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SECOND FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
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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