



**21 Fleming Avenue, Bottesford,
Leicestershire, NG13 0ED**

**No Chain £295,000
Tel: 01949 836678**

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

- Detached Bungalow
- Generous Main Reception
- Driveway & Garage
- Walking Distance To Local Amenities
- Viewing Highly Recommended
- 2 Bedrooms
- Modern Fitted Kitchen
- Attractive Established Gardens
- No Upward Chain

An excellent opportunity to purchase a detached bungalow within this popular, established, area of the village, located within easy walking distance of the wealth of local amenities and services.

The bungalow occupies a relatively level, established plot which is generous by modern standards. The property is set well back behind an open plan frontage with driveway and garage and, to the rear, a pleasant enclosed garden which offers a good degree of privacy and is well stocked with an abundance of trees and shrubs.

Internally the property offers a versatile layout comprising initial enclosed storm porch leading through into an inner hallway and, in turn, a well proportioned sitting room which is flooded with light having a large picture window to the front, a tastefully appointed kitchen with a generous range of modern units and integrated appliances and, from an inner hallway, two bedrooms, a conservatory and shower room.

In addition the property offers electric central heating and double glazing and the property is offered to the market with no upward chain.

Overall this would be an excellent purchase, particularly for those downsizing from larger dwellings looking for a well placed single storey home within this well regarded Vale of Belvoir village.

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 SIDE LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

8'10" into cloaks cupboard x 4' (2.69m into cloaks cupboard x 1.22m)

A useful enclosed storm porch having built in cloaks cupboard with hanging rail, tiled floor and further glazed internal door leading through into:

MAIN ENTRANCE HALL

9' x 4' (2.74m x 1.22m)

Having wood effect laminate flooring and further doors leading to:

KITCHEN

12'4" x 10'10" max (3.76m x 3.30m max)

A well proportioned space having aspect to the side and which has been tastefully modernised with a generous range of Shaker style wall, base and drawer units with cream door fronts and brush metal fittings, having two runs of laminate preparation surfaces including integral breakfast bar, sink and drain unit with chrome mixer tap, integrated appliances including Hotpoint ceramic hob with chimney hood over and Zanussi fan assisted oven, space for free standing fridge freezer, electric heater, walk in pantry, double glazed exterior door and further glazed doorway leading through into:

INNER HALLWAY

Having built in cupboard which houses the electric boiler, access to loft space above and further doors to:

SITTING ROOM

19'6" x 11'9" (5.94m x 3.58m)

A well proportioned reception flooded with light having a large double glazed picture window to the front, feature brick fireplace with tiled hearth, electric fire and alcoves to the side and further door returning to the main entrance hall.

BEDROOM 1

10'6" x 14'2" (3.20m x 4.32m)

A well proportioned double bedroom having aspect into the rear garden and ample room for free standing furniture.

BEDROOM 2/RECEPTION

9'11" x 12'6" (3.02m x 3.81m)

A well proportioned room originally designed as a second double bedroom but has been utilised as a formal dining space, having a sliding patio door which leads through into:

CONSERVATORY

8' max x 8'4" max (2.44m max x 2.54m max)

A further reception space overlooking the rear garden, having electric heater and single double glazed French door.

SHOWER ROOM

7' x 6'9" (2.13m x 2.06m)

Appointed with a modern suite comprising quadrant shower enclosure with double doors and wall mounted shower mixer, closed coupled WC and pedestal washbasin, tiled splash backs and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position within this well regarded, established area of the village, surrounded by similar dwellings and set back behind an open plan frontage which is mainly laid to lawn and enclosed to the side by hedging and panelled fencing. A driveway provides off road car standing and, in turn, leads to an attached garage with up an over door. The remainder of the garden is given over to established borders well stocked with a range of shrubs. A gateway to the side gives access into the rear garden which is an attractive feature of the property being generous by modern standards, offering a good degree of privacy having initial paved seating area leading out onto a central lawn, well stocked borders with a range of established trees and shrubs and two useful timber storage sheds all enclosed by hedging and fencing.

GARAGE

16'7" x 8'5" (5.05m x 2.57m)

Having up and over door, power and light, window to the side, courtesy door at the rear and plumbing for washing machine.

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. There is mains gas available in the Avenue but on this property the central heating boiler is electric (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>

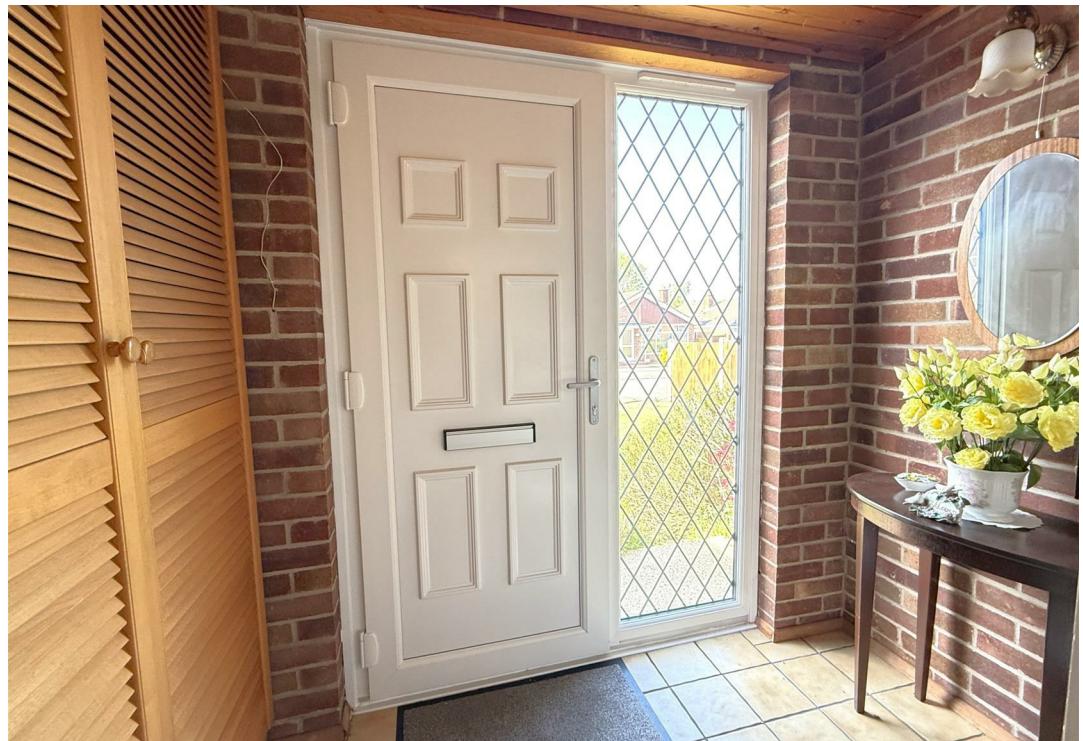
School Ofsted reports:-

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

Planning applications:-

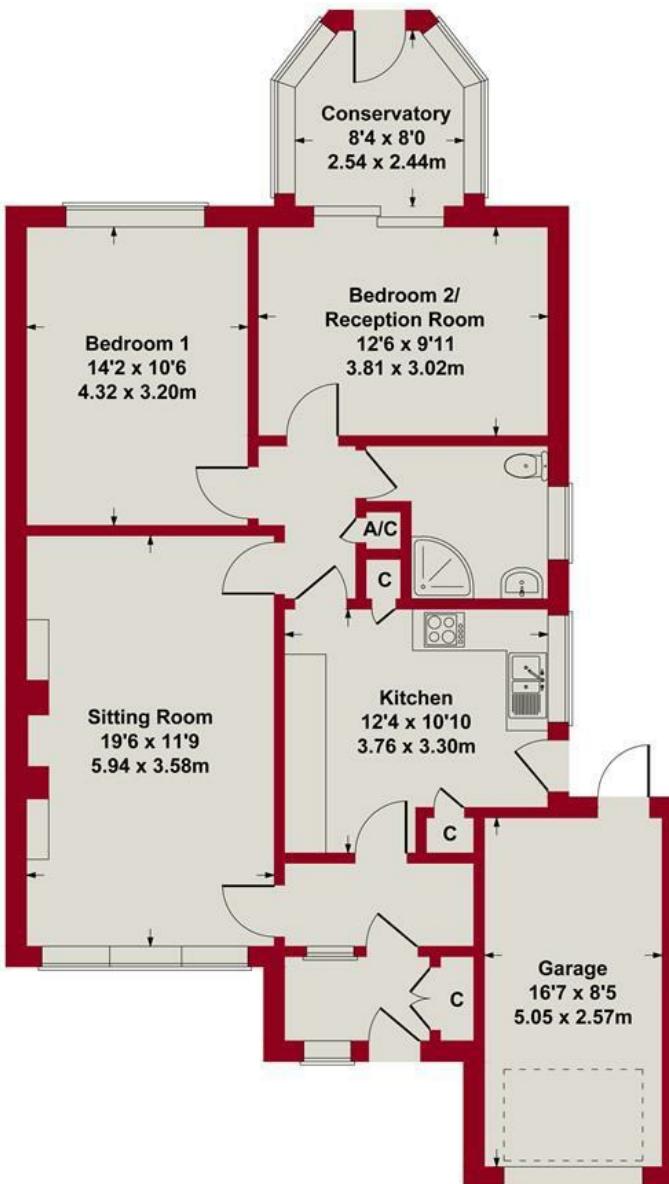
<https://www.gov.uk/search-register-planning-decisions>











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.



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			
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 firms 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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