



5 Walkers Close, Bottesford, Leicestershire,
NG13 0FF

O.I.R.O £500,000
Tel: 01949 836678

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

- Detached Family Home
- 3 Receptions
- Utility & Ground Floor Cloak Room
- Double Garage
- Highly Regarded Village
- 4 Bedrooms
- Ensuite & Family Bathroom
- Cul-De-Sac Location
- South To Westerly Facing Rear Garden
- 'A' Rated Energy Performance Certificate

We have pleasure in offering to the market this detached, family orientated home tucked away in the corner of a small cul-de-sac setting on the outskirts of this well regarded and much requested Vale of Belvoir village.

Originally completed around the year 2000 by Birch Homes to a well thought out design the property has more recently seen a general programme of modernisation with an updated contemporary kitchen and replacement UPVC double glazing, the property benefitting from gas central heating and relatively neutral decoration throughout. The property also benefits from the addition of photovoltaic panels and achieves a fantastic 'A' rating on the energy performance certificate.

The accommodation extends to around 1,450 sq.ft. providing three main reception rooms including a pleasant dual aspect sitting room with access out into the rear garden, separate dining room and a home office ideal for today's way of working. In addition, to the ground floor there is a wall proportioned fitted kitchen with utility off and a ground floor cloak room which leads off an attractive central hallway with staircase rising to a first floor galleried landing. To the first floor there are four bedrooms, the main benefitting from ensuite facilities, and separate family bathroom.

As well as the internal accommodation the property occupies a delightful corner plot with ample off road parking and double garage with electric door and an enclosed, south to westerly facing, rear garden which provides a pleasant outdoor space, perfect for everyday living and entertaining.

The property is well placed on the edge of the village but still within walking distance of the wealth of local amenities with viewing coming 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

4'3" x 4' (1.30m x 1.22m)

Having central heating radiator, double glazed window to the side and further doors leading to:

STUDY

9'4" x 6'4" (2.84m x 1.93m)

A versatile space which would be ideal as a home office perfect for today's way of working, having central heating radiator, access to loft space above and double glazed window to the side.

From the initial enclosed porch a further internal glazed door leads through into:

MAIN ENTRANCE HALL

10'10" x 7'5" (3.30m x 2.26m)

A pleasant entrance vestibule having spindle balustrade staircase with half landing rising to the first floor with useful under stairs storage cupboard beneath and further doors leading to:

GROUND FLOOR CLOAK ROOM

6'9" x 3'3" (2.06m x 0.99m)

Having a two piece white suite comprising close coupled WC and pedestal washbasin.

SITTING ROOM

22'3" max into bay x 14'7" max (6.78m max into bay x 4.45m max)

A well proportioned dual aspect reception having attractive walk in double glazed bay window to the front as well as double glazed French doors at the rear. In addition, the room having feature chimney breast with alcoves to the side and additional shelved alcove.

DINING ROOM

10'2" x 10'4" into bay (3.10m x 3.15m into bay)

A pleasant reception ideal as formal dining, situated adjacent to the kitchen, having walk in double glazed bay window with a westerly aspect into the rear garden.

KITCHEN

12'8" x 10'4" (3.86m x 3.15m)

Tastefully appointed having been modernised with a generous range of contemporary wall, base and drawer units with chrome fittings, having U shaped configuration of laminate preparation surfaces, inset sink and drain unit with brush metal swan neck mixer tap, integrated appliances including five ring gas hob with glass splash back and stainless steel hood over and Zanussi double oven, plumbing for dishwasher, space for free standing fridge freezer, double glazed window having a westerly aspect into the rear garden and a further door leading through into:

UTILITY ROOM

6'4" x 6'9" (1.93m x 2.06m)

Fitted with a range of wall and base units, having laminate preparation surface, inset sink and

drain unit, plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch gas central heating boiler and double glazed exterior door.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR LANDING

Having useful built in airing cupboard housing hot water cylinder, access to loft space above and further doors leading to:

BEDROOM 1

11'3" x 13'2" (3.43m x 4.01m)

A well proportioned double bedroom benefitting from ensuite facilities as well as having a light and airy aspect with double glazed window overlooking the rear garden. The room is fitted with a range of full height wardrobes. A further door leads through into:

ENSUITE SHOWER ROOM

6'11" x 5'7" (2.11m x 1.70m)

Having a three piece suite comprising quadrant shower enclosure with double doors and wall mounted Triton electric shower, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

11'5" x 11'7" (3.48m x 3.53m)

A well proportioned double bedroom having aspect to the front with a run of fitted wardrobes and double glazed window.

BEDROOM 3

11'9" x 10' (3.58m x 3.05m)

Again a double bedroom benefitting from a westerly aspect into the rear garden, having full height wardrobes and double glazed window.

BEDROOM 4

9'4" x 6'5" (2.84m x 1.96m)

Currently utilised as a first floor office but makes a further single bedroom, having useful built in cupboard/wardrobe and double glazed window overlooking the rear garden.

FAMILY BATHROOM

8'8" x 6'10" (2.64m x 2.08m)

Having a contemporary three piece white suite comprising double ended panelled bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin with chrome mixer tap, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a pleasant, established, corner plot tucked away at the end of the a small cul-de-sac setting, offering a good level of off road parking to the front which, in turn,

leads to the double garage. A courtesy gate to the side gives access to an initial hard landscaped courtyard area which encompasses a useful storage shed which opens out to a south to westerly facing rear garden having central lawn, paved terrace and established borders creating a secluded outdoor space, perfect for entertaining.

DOUBLE GARAGE

An attached double garage with double width electric door, power and light.

COUNCIL TAX BAND

Melton Borough Council - Band E

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 has solar installation, which we understand are in full ownership, installed in 2023.

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>

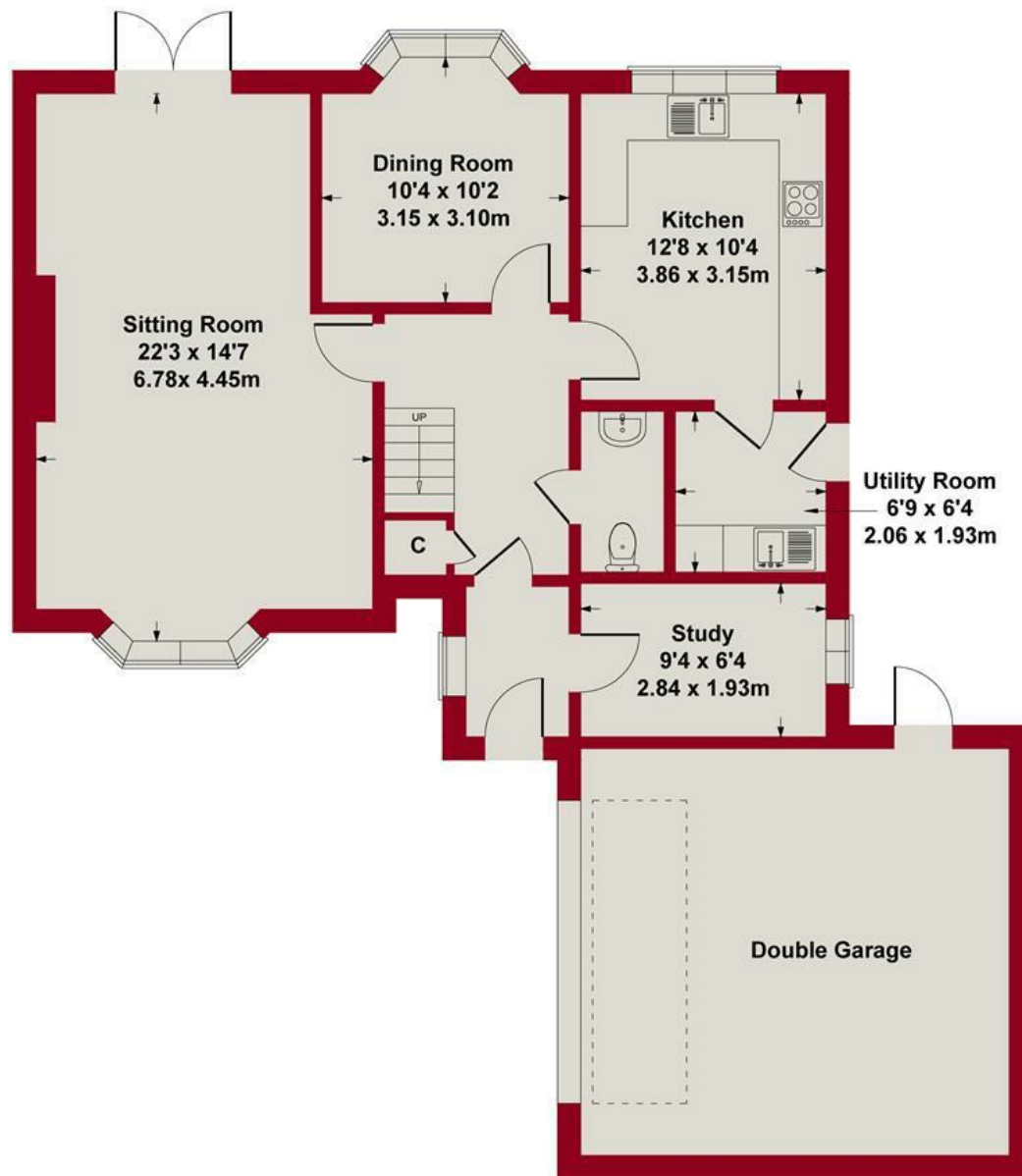




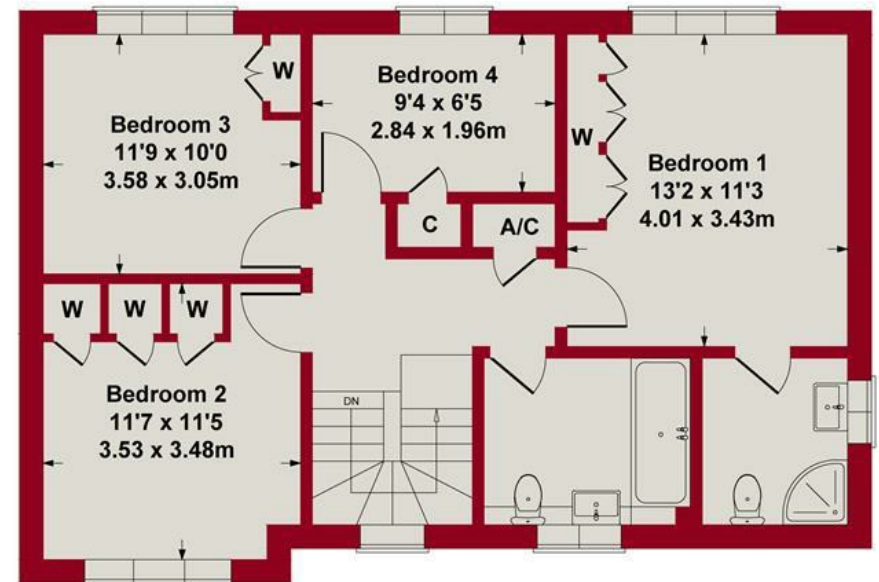








GROUND FLOOR



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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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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	99
(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



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

