



2 Farm House Close, Bottesford,
Leicestershire, NG13 0AF

£299,000

Tel: 01949 836678

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

- Link Detached Home
- 2 Reception Areas
- Ground Floor Cloakroom
- Cul-De-Sac Location
- Viewing Highly Recommended
- 3 Bedrooms
- Open Plan Breakfast Kitchen
- Garage, Carport & Driveway
- Walking Distance to Local Amenities

We have pleasure in offering to the market this well presented link detached home tucked away in a small cul-de-sac setting positioned within close walking distance to the heart of the village with its wealth of amenities.

The property offers a good level of accommodation and is large enough for young families, and will also appeal to single or professional couples or even those downsizing from larger dwellings appreciating its convenient location.

The accommodation comprises of an initial entrance hall with ground floor cloakroom, sitting room with feature fireplace leading through into an open plan breakfast kitchen fitted with a generous range of contemporary units and integrated appliances with aspect into the rear garden. There is also a useful addition of a conservatory providing further versatile reception space. To the first floor are three bedrooms and modern bathroom.

The property occupies a manageable well maintained plot with driveway to the front and side leading to a covered carport and part-attached garage with electric door. The enclosed rear garden offers a good degree of privacy.

The property benefits from UPVC double glazing, gas central heating and neutral decoration.

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.

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

ENTRANCE HALL

8'11 x 4'7 max (2.72m x 1.40m max)

An L-shaped entrance hall having oak effect laminate flooring, double glazed window to the side.

Further doors leading to;

GROUND FLOOR CLOAKROOM

6'4 x 3'2 (1.93m x 0.97m)

Having a two piece modern suite comprising of close coupled WC, wall mounted wash basin, laminate flooring, double glazed window.

SITTING ROOM

15'3 x 12'5 max (4.65m x 3.78m max)

A well proportioned reception having aspect to the front, focal point being chimney breast with contemporary fire surround and mantle with inset gas flame pebble effect fire, alcoves to the side, laminate flooring, double glazed window.

BREAKFAST KITCHEN

15'11 x 8'11 (4.85m x 2.72m)

Fitted with a generous range of contemporary gloss white fronted units with brush metal fittings, U-shape configuration of quartz effect work surfaces, inset bowl, sink and drainer unit with swan neck mixer tap, integrated appliances including induction hob with chimney hood over, fan assisted oven, microwave, alcove designed for free standing fridge freezer, dishwasher, plumbing for washing machine, breakfast bar for informal dining, and double glazed window over looking the rear garden.

Further French doors lead through into the;

CONSERVATORY

9'5 x 9'5 (2.87m x 2.87m)

A useful addition to the property providing a further versatile reception space ideal as additional sitting or dining area, having under floor heating, pitched polycarbonate roof, UPVC double glazed side panels, tiled floor, central heating radiator, double glazed French doors into the garden.

A further door gives courtesy access into the rear of the garage.

RETURNING TO THE MAIN SITTING ROOM, A STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side.

Further doors leading to;

BEDROOM 1

12'5 x 9'0 (3.78m x 2.74m)

A double bedroom having aspect to the front, built-in wardrobe with cupboard above, double glazed window.

BEDROOM 2

8'11 x 9'0 (10'8 max into alcove) (2.72m x 2.74m (3.25m max into alcove))

A further double bedroom having aspect into the rear garden with elevated views across to the pretty church spire, built-in over stairs cupboard, double glazed window.

BEDROOM 3

9'0 x 6'7 (2.74m x 2.01m)

Currently utilised as a home office but provides a further a bedroom having double glazed window to the front.

BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

Tastefully appointed having been modernised with a contemporary three piece suite comprising of P-shaped shower bath with chrome mixer tap, wall mounted electric shower over, curved glass screen, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, contemporary towel radiator, fully tiled walls, double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position tucked away towards the end of a small cul-de-sac setting, set back behind an open plan frontage which has been landscaped for relatively low maintenance with pebbled borders and driveway to the side which provides off road parking for several vehicles and leads to the covered carport and garage to the rear.

GARAGE

16'0 x 8'0 (4.88m x 2.44m)

Having electric roller shutter door, pitched roof with potential storage in the eaves, courtesy door to the rear, power and light, courtesy door.

GARDEN

To the side of the property a wrought iron courtesy gate gives access into the rear garden with an initial terrace, slate chipping and paved seating areas, sleeper edge borders with a range of established shrubs, outside lighting and power socket, cold water tap, and useful timber storage shed.

COUNCIL TAX BAND

Melton Borough Council - Tax Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The initial entrance to the private driveway of the property (off the main cul-de-sac) is privately owned with the necessary rights of way and shared maintenance, where applicable.

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/>

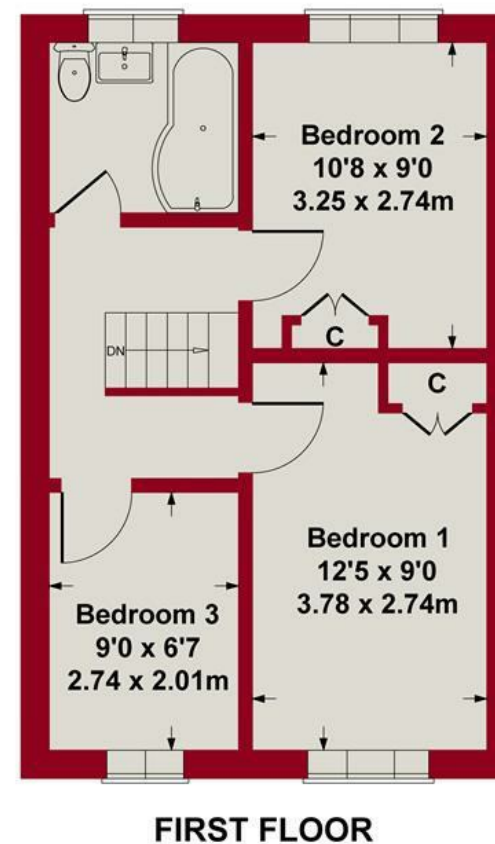
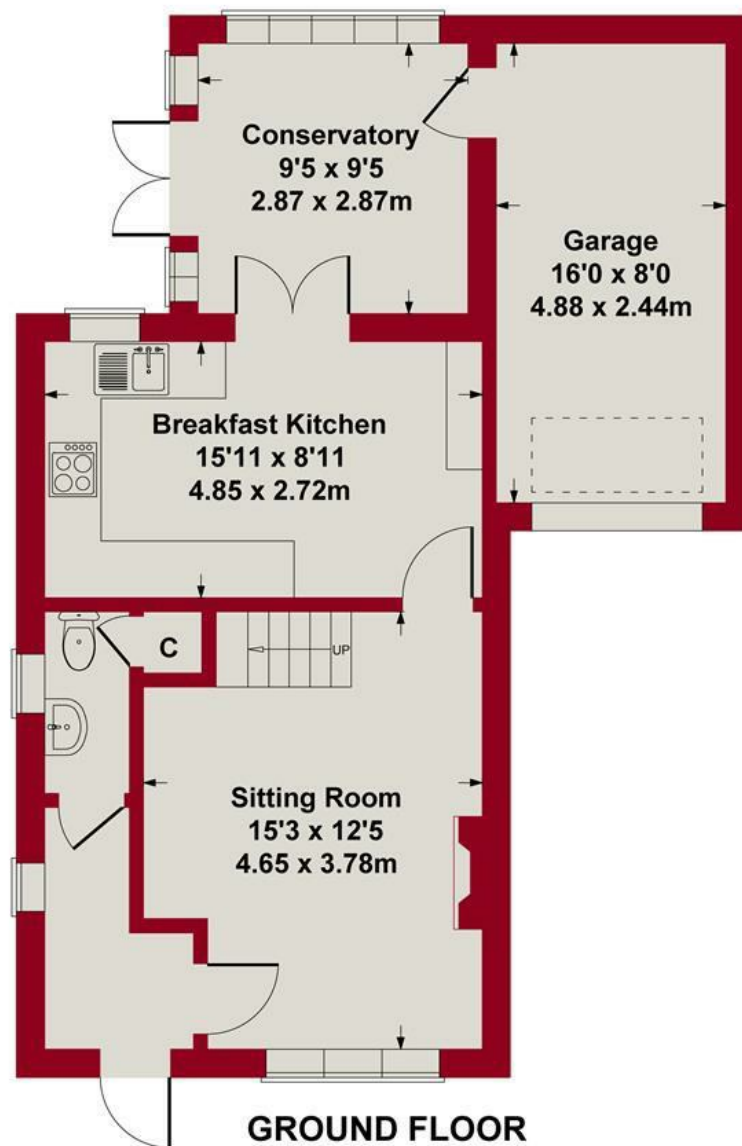
Planning applications:-

<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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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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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