



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

No Chain £275,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 2 Bedrooms
- Off Road Parking & Garage
- No Upward Chain
- Fantastic Central Village Location
- Extended Accommodation
- Pleasant Established Plot
- Walking Distance to Amenities

An excellent opportunity to purchase a detached bungalow located in a fantastic area of the village, positioned within close walking distance of the wealth of amenities and services making it ideal for those downsizing from larger dwellings looking for single storey living that is close to the heart of the village.

The property is offered to the market with no upward chain and benefits from UPVC double glazing and gas central heating, and although likely to require some cosmetic updating, it is an excellent blank canvas for those wishing to place their own mark on a home.

The accommodation has been extended to provide a versatile layout, comprising of an initial entrance hall, open plan dining kitchen, generous main sitting room large enough to accommodate both living and dining area, linking through into an inner hallway which leads to two bedrooms and shower room. The second bedroom leads into the conservatory which benefits from a south westerly aspect into the garden.

As well as the internal accommodation, the property occupies a pleasant level plot, set well back behind an established frontage with off road car standing and detached garage.

Overall viewing comes highly recommended to appreciate both 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 DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

7'4 max x 3'1 (2.24m max x 0.94m)

Having a good level of storage with built-in shelved cupboard.

Further bi-fold door leading through into an;

OPEN PLAN DINING KITCHEN

17'0 max 9'3 max (5.18m max 2.82m max)

A relatively generous space which provides an initial reception area ideal as dining or breakfast space, and in turn open plan to the;

KITCHEN AREA

Fitted with a range of wall, base and drawer units, U-shape configuration of laminate work surfaces with bowl, sink and drainer unit with chrome swan neck mixer tap, integrated appliances including ceramic electric hob, single oven, plumbing for dishwasher and washing machine, double glazed windows to two elevations.

RETURNING TO THE ENTRANCE HALL A FURTHER GLAZED DOOR LEADS TO THE;

SITTING ROOM

17'0 x 11'3 (14'0 max into bay) (5.18m x 3.43m (4.27m max into bay))

A versatile reception, large enough to accommodate both living and dining area, focal point being chimney breast with feature fire surround and mantle with granite hearth and back and inset gas flame coal effect fire, two double glazed windows and walk-in bay, integrated shelving.

A further door leads through into an;

INNER HALLWAY

4'10 x 2'9 (1.47m x 0.84m)

Having built-in airing cupboard which houses the hot water cylinder.

Further doors leading to;

BEDROOM 1

12'3 x 8'2 (ex wardrobes) (3.73m x 2.49m (ex wardrobes))

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

BEDROOM 2

9'0 x 9'0 (2.74m x 2.74m)

A further double bedroom which could be utilised as reception space linking through into the addition of a conservatory at the rear, having access to loft space above.

Sliding double glazed patio door leading through into the:

CONSERVATORY

9'1 x 8'6 (2.77m x 2.59m)

A useful addition to the property providing a further versatile reception space, having double glazed windows and French door leading into the rear garden.

SHOWER ROOM

6'6 x 5'5 (1.98m x 1.65m)

Having a suite comprising of quadrant shower enclosure with double doors, wall mounted electric shower, close coupled WC, pedestal wash hand basin, contemporary towel radiator, double glazed window to the rear.

EXTERIOR

The property occupies a pleasant established plot in this popular area of the village, situated on a level site within walking distance to the wealth of amenities. The property is set well back behind an established frontage with an abundance of shrubs and central lawn, and a driveway providing off road car standing and continues to the side of the property and in turn to the garage.

GARAGE

17'0 x 8'0 (5.18m x 2.44m)

Having pitched roof offering potential storage space, up and over door, window to the rear and courtesy door to the side.

REAR GARDEN

Benefitting from a south westerly aspect and offering a good degree of privacy, having an initial paved terrace leading onto a central lawn, with potential vegetable garden to the rear, well stocked borders with established shrubs, useful greenhouse and 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).

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/>

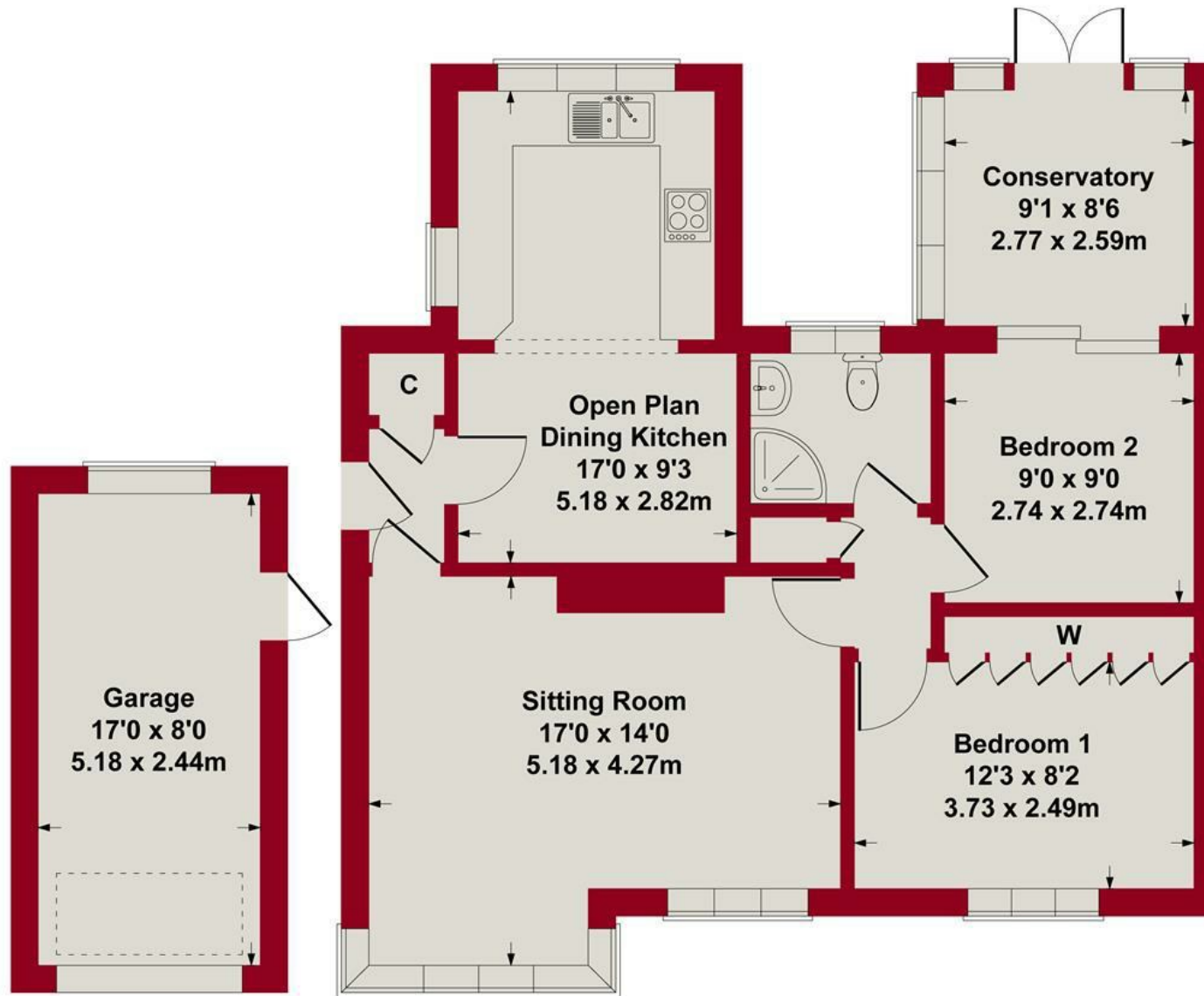
Planning applications:-

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







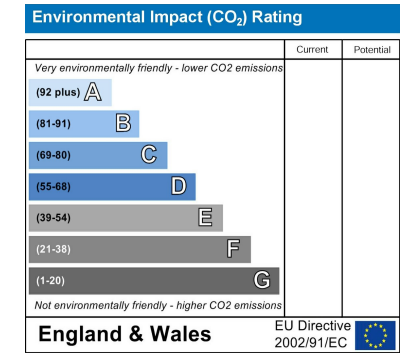
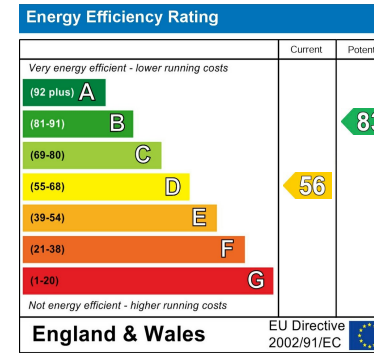


GARAGE

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.





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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