



7 The Sands, Bottesford, Leicestershire,  
NG13 0HP

**£330,000**  
Tel: 01949 836678

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



An excellent opportunity to purchase a detached contemporary home within this now established development. Originally completed by Barratt Homes in 2016 to what we understand is an individual design within the development the property offers tastefully presented accommodation over two floors.

The property is finished with contemporary decoration and benefits from UPVC double glazing, gas central heating and modern fixtures and fittings and comprises an initial entrance hall with attractive Karndean flooring which flows through into the main sitting room with pleasant walk in bay window and useful under stairs storage. This room, in turn, links into a good sized open plan dining kitchen with large walk in bay window with French doors into the rear garden, the kitchen being fitted with a generous range of units and integrated appliances. A utility provides a further useful space which links into a ground floor cloak room.

To the first floor there are three bedrooms, the master of which benefits from both a walk through dressing room and ensuite facilities, and separate family bathroom.

As well as the internal accommodation the property occupies a pleasant plot, set back behind an open plan frontage with double width driveway and integral garage and, to the rear, a just off westerly facing established garden.

Overall this is an excellent opportunity for a wide range of prospective purchasers to purchase a detached home in this popular and well served 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

7' x 4' (2.13m x 1.22m)

Having initial inset mat, central heating radiator, attractive Karndean flooring, staircase rising to the first floor and further door leading to:

### **SITTING ROOM**

16' x 10'5" (13'6" max) (4.88m x 3.18m (4.11m max))



A pleasant sitting room having attractive walk in double glazed bay window to the front, continuation of Karndean flooring, wall mounted feature log effect fire, useful under stairs storage cupboard, central heating radiator and further door leading through into:



## L SHAPED DINING KITCHEN

17'3" x 12'4" max (5.26m x 3.76m max)



A fantastic light and airy space which is large enough to accommodate both a living and dining area having attractive walk in double glazed bay window with access into the rear garden and being open plan to a fitted kitchen. The kitchen having a generous range of wall, base and drawer units, a U shaped configuration of laminate preparation surfaces with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, under unit lighting, integrated appliances including Zanussi four ring stainless steel gas hob with chimney hood over, Zanussi fan assisted oven, fridge, freezer and dishwasher, attractive tiled floor and double glazed window overlooking the rear garden. A further door in turn leads through into:



## UTILITY ROOM

5'8" x 5' (1.73m x 1.52m)



Having fitted wall and base units complementing the main kitchen one of which houses the gas central heating boiler, laminate preparation surface with space for washing machine beneath, central heating radiator, continuation of the tiled floor, double glazed exterior door into the garden and a further door leading to:



### GROUND FLOOR CLOAK ROOM

5'2" x 2'11" (1.57m x 0.89m)



Having a two piece modern white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap, tiled splash backs and floor and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors leading to:

### MASTER BEDROOM

11'10" x 9'2" (3.61m x 2.79m)



A pleasant dual aspect double bedroom which benefits from a walk through dressing room and ensuite facilities. The initial bedroom having central heating radiator, double glazed window to the front and open doorway leading to:



### WALK THROUGH DRESSING AREA

7'4" x 5'8" (2.24m x 1.73m)



Having a run of fitted wardrobes, central heating radiator, double glazed window overlooking the rear garden and a further door leading through into:

### ENSUITE SHOWER ROOM

7' x 3'9" (2.13m x 1.14m)



Having a contemporary three piece suite comprising double width shower enclosure with sliding screen and

wall mounted shower mixer, close coupled WC and pedestal washbasin, fully tiled walls, shaver point and double glazed window.

### BEDROOM 2

10'6" excluding wardrobes x 11'3" (3.20m excluding wardrobes x 3.43m)



A further double bedroom having aspect to the front with built in wardrobes and double glazed window.



### BEDROOM 3

10'9" x 6'5" (3.28m x 1.96m)

Having aspect into the rear garden with central heating radiator and double glazed window.

### BATHROOM

6'3" x 6'1" (1.91m x 1.85m)



Having a modern white suite comprising panelled bath with chrome mixer tap with integral shower handset and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap, tiled splash backs and double glazed window to the rear.

### EXTERIOR



The property occupies a pleasant position within this now established development, set back behind an open plan frontage with a double width tarmac driveway providing off road car standing and low maintenance purple slate chipping borders. The driveway, in turn, leads to the integral garage with up and over door. A courtesy gate to the side gives access into the rear garden which benefits from a just off westerly aspect with an initial paved terrace leading onto a central lawn with block set edging, established borders containing a variety of mature shrubs and also encompassing a useful timber storage shed.





### **GARAGE**

16'5 x 8'6" (5.00m x 2.59m)

Having up and over door, power and light.

### **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 annual service charge for the communal areas of the development is £502.80.

### **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:-

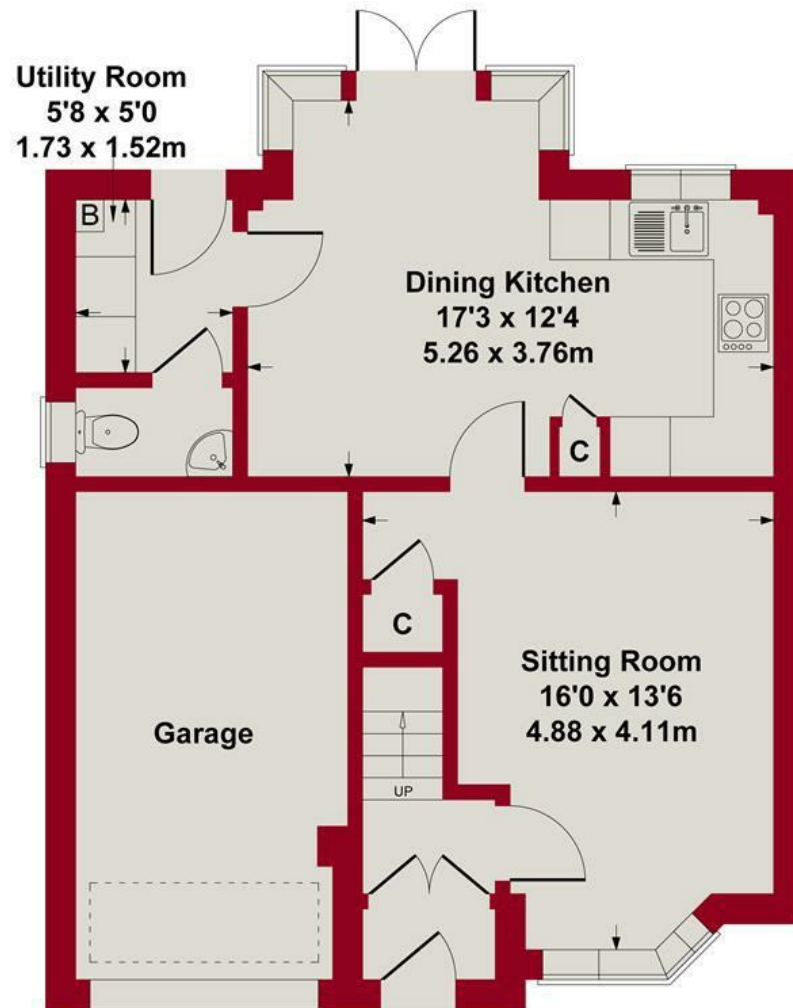
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

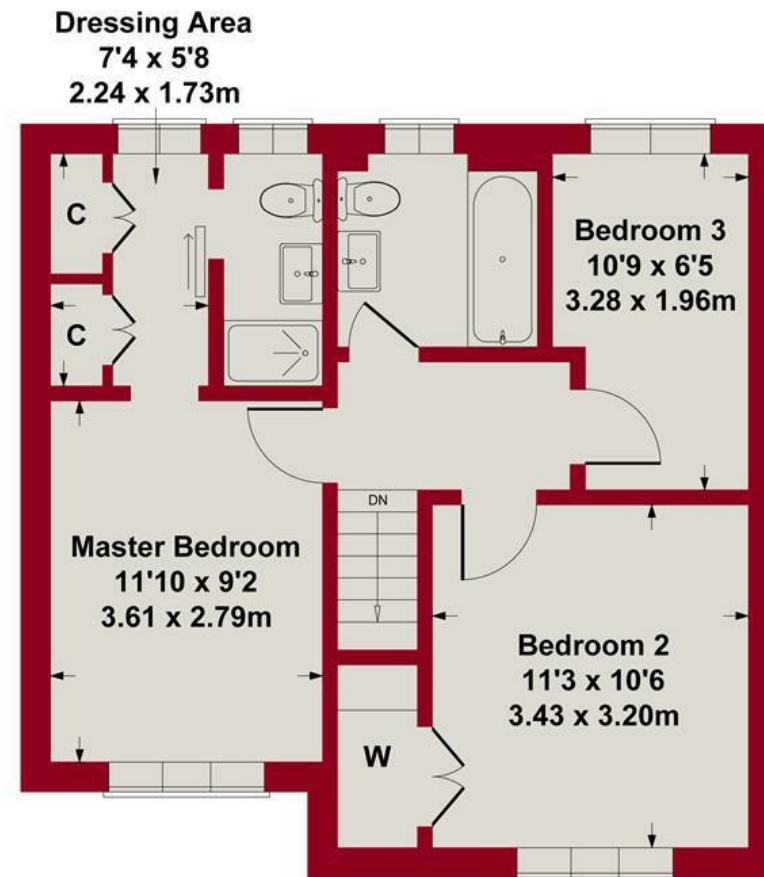
<https://reports.ofsted.gov.uk/>

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



**RICS**



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