



94 Grantham Road, Bottesford,
Leicestershire, NG13 0EG

£795,000

Tel: 01949 836678

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

- Detached Family Home
- 4 Double Bedrooms
- Open Plan Living Kitchen
- Ground Floor Cloak Room & Utility
- Considerable Parking & Double Garage
- In The Region Of 2,400 Sq.Ft.
- 3 Receptions
- 2 Ensuites & Main Shower Room
- Tastefully Updated Throughout
- Under Floor Heating To Both Floors

An excellent opportunity to purchase a really interesting, individual, detached dormer style home which offers an excellent level of internal accommodation lying in the region of 2,400 sq.ft. and occupying a stunning, established, plot which approaches 0.37 of an acre, benefitting from a considerable level of off road parking and double garage and having a southerly rear aspect.

This unique home has been well maintained over the years and has benefitted from recently installed double glazed windows by KLG Rutland, underfloor heating to both floors, replacement carpets in the last twelve months and attractive Karndean flooring to much of the ground floor. In addition the property is tastefully decorated throughout and presents as a superb, detached, family orientated home within this highly regarded and well served Vale of Belvoir village.

The accommodation provides three main reception rooms as well as a well proportioned, open plan, living/dining kitchen which benefits from a dual aspect and has been refitted in the last three years with an attractive range of Shaker style units with integrated appliances and quartz preparation surfaces. This area is likely to become the hub of the home, leading out into the rear garden. In addition there is a useful utility, ground floor cloak room and dual aspect sitting room with attractive fireplace all of which lead off a well proportioned central hallway.

To the first floor there are four double bedrooms, two of which benefit from ensuite facilities, and separate main shower room.

As well as the internal accommodation the property occupies a fantastic plot lying well in excess of a third of an acre with a considerable level of off road parking, double garage and southerly facing rear garden which offers an excellent degree of privacy, all located within walking distance of local amenities.

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.

AN OPEN FRONTED STORM PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

15' x 13'10" (4.57m x 4.22m)

A well proportioned initial entrance vestibule with attractive spindle balustrade staircase with half landing rising to the first floor landing above, useful under stairs storage cupboard, wood effect Karndean flooring, deep skirting, corniced ceiling and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'10" x 3' (1.78m x 0.91m)

Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin, combination column towel radiator, tiled splash backs and double glazed window to the front.

SITTING ROOM

23' (excluding bay) x 12'10" (7.01m (excluding bay) x 3.91m)

A well proportioned, light and airy, main reception benefitting from a dual aspect with walk in double glazed bay window to the front and sliding patio doors into the garden at the rear. The focal point to the room is an attractive exposed brick fireplace with quarry tiled hearth with inset solid fuel stove and timber mantel over. The room also having central feature beam to the ceiling, deep corniced ceiling and further door leading through into:

DINING ROOM

13'7" x 13'6" (4.14m x 4.11m)

A further versatile reception space, flooded with light benefitting from windows to three elevations including sliding double glazed patio doors with a southerly aspect into the rear garden. The room having continuation of the Karndean flooring, deep skirting, corniced ceiling with central rose and double doors returning back to the main entrance hall.

OPEN PLAN LIVING/DINING KITCHEN

31' x 14'8" (9.45m x 4.47m)

A fantastic, well proportioned, open plan, everyday living/entertaining space which has been thoughtfully reconfigured from the original layout to create a wonderful room which will undoubtedly become the heart of the home. The initial kitchen area is tastefully appointed with a generous range of modern wall, base and drawer units finished in heritage style colours providing an excellent level of storage, having quartz preparation surfaces, undermounted twin bowl ceramic sink, under unit lighting, brush metal fittings, under counter dishwasher, free standing range cooker, alcove designed for American style fridge freezer, coved ceiling with inset downlighters and double glazed window to the front. The initial dining kitchen is then open plan to a reception space which benefits from an aspect out into the rear garden, having coved ceiling and double glazed sliding patios. The entire room benefitting from continuation of Karndean flooring.

Further doors lead to:

STUDY/PLAY ROOM

12' x 10'6" (3.66m x 3.20m)

A well proportioned, versatile reception space currently utilised as a home office or alternatively would make an excellent play room having aspect out into the rear garden, continuation of Karndean flooring, coved ceiling and double glazed sliding patio door.

UTILITY ROOM

10'5" x 9'5" (3.18m x 2.87m)

A well proportioned space offering a fantastic level of storage, having built in 3/4 height storage cupboard and low level base units complementing the main kitchen, marble effect laminate preparation surfaces, inset stainless steel sink unit with chrome articulated mixer tap, plumbing for washing machine, space for tumble dryer, continuation of Karndean flooring, double glazed window and composite doubled glazed exterior door to the front overlooking the garden.

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

FIRST FLOOR GALLERIED LANDING

Having attractive double glazed dormer window to the front, the area being large enough to accommodate a potential study space and having further doors, in turn, leading to:

BEDROOM 1

16'7" x 10" (5.05m x 3.05m)

Having an initial walk through corridor which gives access into the ensuite bathroom as well as the main bedroom, A double bedroom benefitting from a dual aspect with double glazed dormer window to the front and rear, built in wardrobes with overhead storage cupboards, access to useful under eaves storage, delightful aspect into the rear garden and a further door leading to:

ENSUITE BATH ROOM

6'2" x 6'11" (1.88m x 2.11m)

Tastefully appointed with a white suite comprising P shaped shower bath with chrome mixer tap, integral shower handset, additional wall mounted rose over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome swan neck mixer tap, tumbled marble mosaic tiled splash backs, contemporary towel radiator and pitched ceiling with inset skylight.

BEDROOM 2

15'11" max x 12'4" max (including ensuite) (4.85m max x 3.76m max (including ensuite))

A further well proportioned double bedroom also benefitting from ensuite facilities, having double glazed window to the front, attractive part pitched ceilings, a good level of integrated storage with built in wardrobe, separate airing cupboard which houses the pressurised hot water system and further door leading to:

ENSUITE SHOWER ROOM

6'8" x 5'8" (2.03m x 1.73m)

Having a modern three piece suite comprising quadrant shower enclosure with sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin and part pitched ceiling with inset extractor.

BEDROOM 3

16'6" x 13' (5.03m x 3.96m)

A well proportioned double bedroom benefitting from a dual aspect with double glazed dormer windows to the front and rear, having a good range of integrated furniture with built in wardrobes, access to under eaves storage and a pleasant aspect into the rear garden.

BEDROOM 4

13'2" x 10'6" (4.01m x 3.20m)

Again a double bedroom having a pleasant aspect into the rear garden with built in wardrobes, low level drawers and adjacent shelved alcoves, pitched ceiling, access to under eaves and double glazed window.

MAIN SHOWER ROOM

8'9" x 6'5" (2.67m x 1.96m)

An L shaped shower room having contemporary suite comprising corner shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with inset moulded washbasin with chrome mixer tap and tiled splash backs and adjacent WC with concealed cistern, contemporary towel radiator, useful shelved alcove with low level cupboard and pitched ceiling with inset skylight.

EXTERIOR

One of the features of this unique property is its fantastic, established and well proportioned plot which is generous by modern standards, extending to approximately 0.37 of an acre, benefitting from a southerly rear aspect and affording a fantastic level of off road parking to the front, with a large block set driveway. This in turn leads to a detached double garage. The remainder of the frontage is laid to lawn with established borders and gated access to the side which in turn leads to a substantial rear garden. The rear garden has a central lawn with well stocked perimeter borders with established trees and shrubs, offering an excellent degree of privacy and benefitting from a southerly aspect. In addition the garden benefits from the useful addition of a greenhouse, weather proof sockets, hose reels, useful water butts and exterior lighting which can be "app" controlled.

DOUBLE GARAGE

18'8" x 18'2" (5.69m x 5.54m)

A brick built garage having electrically operated up and over door, power and light, courtesy door to the side and potential storage space in the eaves above.

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTE

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

We are aware there is a planning application for a residential development, on a parcel of land to the East of the subject property, further details are available on MBC planning portal Ref:- 18/00632/OUT

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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









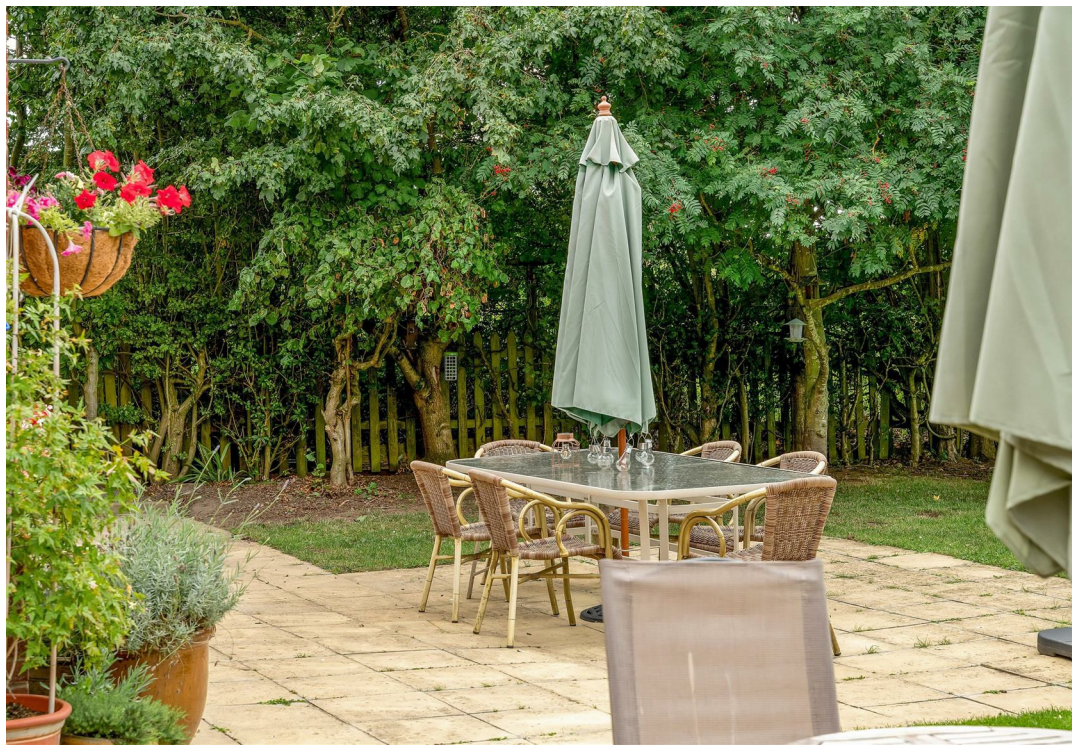


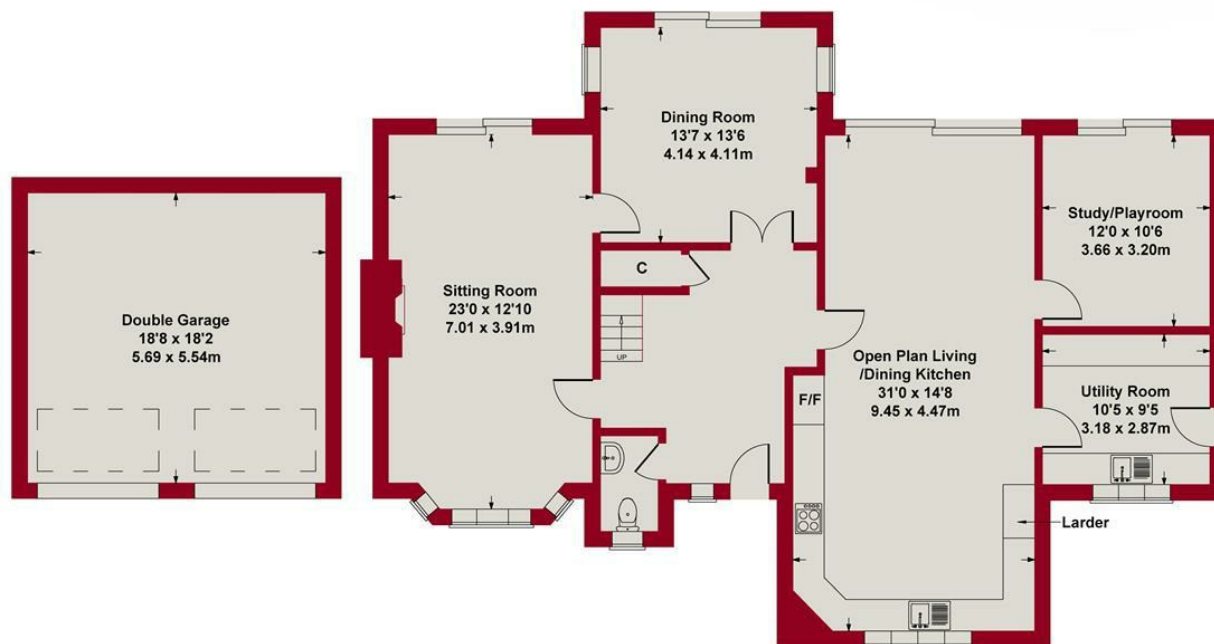






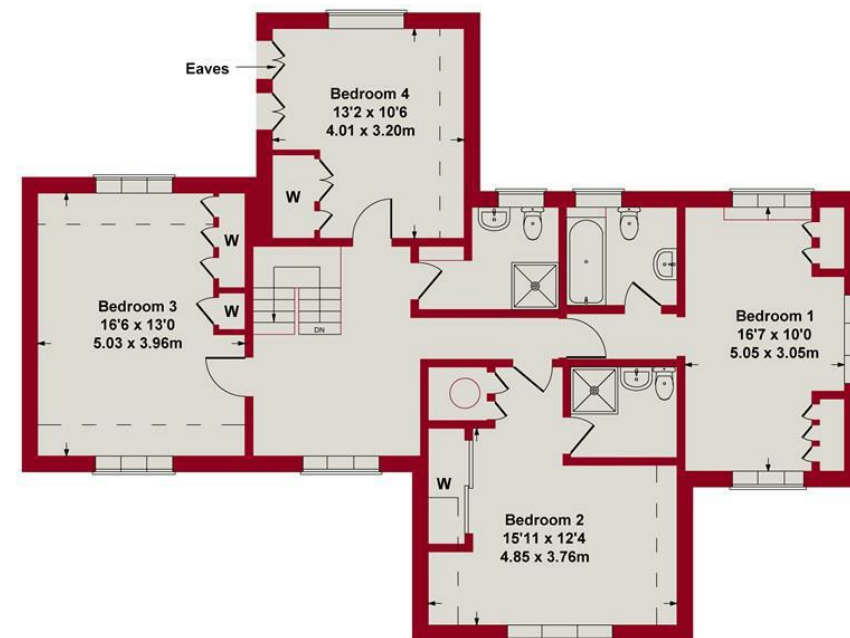






GARAGE

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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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		
	78	82
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 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



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