



**7 Walkers Close, Bottesford, Leicestershire,
NG13 0FF**

£549,995

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

- Stunning Home
- Refurbished Throughout
- 2 Ensuites & Main Bathroom
- Cul-De-Sac Location
- Ample Off Road Parking
- High Spec Interior
- 5 Double Bedrooms
- 2 Receptions & Conservatory
- Double Garage
- Viewing Highly Recommended

A beautifully appointed, thoughtfully upgraded and modernised contemporary, family orientated home which, in the past, has undergone a "no expense spared" program of modernisation, finished to an exceptionally high standard throughout with modern decoration, contemporary fixtures and fittings that come together to create an immaculately presented and well proportioned home.

The property offers two main receptions as well as a large family orientated kitchen which opens out into the useful addition of a conservatory creating a wonderful L shaped everyday living/entertaining space leading into the rear garden. The kitchen is fitted with a generous range of contemporary units with deep corien work surfaces and a range of high specification de Dietrich integrated appliances. In addition this area combined with the entrance hall and conservatory offers underfloor heating which lies beneath an attractive porcelain tiled floor. All the sanitary ware has been upgraded, in the main to Villeroy & Boch and Duravit suites with Porcelanosa tiling and contemporary radiators.

From the first floor galleried landing are five double bedrooms, two with ensuites, the master being beautifully appointed offering a large double bedroom with a generous range of integrated furniture and stunning ensuite shower room with Grohe thermostatic digital deluge shower. The second ensuite is again finished to a high standard with Villeroy & Boch fittings and the high specification family bathroom incorporating both quadrant shower enclosure as well as a Villeroy & Boch double ended spa bath. The fifth bedroom, although potentially a double, has been utilised as a home office and fitted to a high standard with a generous range of integrated furniture creating an excellent home office or teenage study area.

In addition the property benefits from high quality UPVC woodgrain effect double glazed windows, GRP exterior doors and a blend of neutral and contemporary decoration, literally presented in a 'move in' condition. The property occupies a pleasant location tucked away in a small cul-de-sac setting with ample driveway, integral double garage with electric up and over doors and enclosed established garden to the rear.

Overall viewing comes highly recommended to appreciate the wealth and quality of accommodation on offer which comprises storm porch, entrance hall, cloakroom, breakfast kitchen open plan to the conservatory, sitting room, dining room, utility and from a galleried landing five double bedrooms, two with ensuite and main family bathroom.

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.

ATTRACTIVE OPEN FRONTED STORM PORCH WITH EXPOSED OAK TIMBERS AND FLAGSTONE STEP WITH GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH SEALED UNIT DOUBLE GLAZED LIGHTS LEADS THROUGH IN TO;

INITIAL ENTRANCE HALL

15'4" max x 10'8" max (4.67 max x 3.25 max)

Attractive initial entrance vestibule having a stunning polished porcelain tiled floor with under-floor heating, coved ceiling with inset downlighters, wall-mounted central heating thermostat with central heating radiator, spindle balustrade turning staircase rising to the first floor landing, with useful under stairs alcove beneath.

Further solid oak doors leading to;

GROUND FLOOR CLOAKROOM

6'0" x 2'10" (1.83 x 0.86)

Appointed with a contemporary two piece Duravit white suite comprising of a close coupled WC with concealed cistern, wall-mounted wash basin with chrome contemporary mixer tap, fully tiled walls and floor by Procelanosa, inset downlighters, extractor to the ceiling.

LIVING DINING KITCHEN

34' x 9'8" (10.36m x 2.95m)

A fantastic light and airy open plan space which provides an initial contemporary kitchen leading through into a snug/dining area and also open plan to the useful addition of a conservatory at the rear. Combined this creates an excellent space perfect for everyday living and entertaining and is likely to become the hub of the home.

KITCHEN

20' x 9'9" (6.10m x 2.97m)

Appointed with a superb range of contemporary gloss fronted wall, base and drawer units, with full height pull-out larder units, deep Corian work surfaces with under-mounted stainless steel Frankie rectangular bowl sink, with chrome swan neck mixer tap, contemporary tiled splashbacks. Complimenting central island unit which also has Corian work surface with integrated breakfast bar and further low level storage units including deep pan drawers and wine cooler with brushed metal fittings, integrated power point. Integrated high specification appliances include De Dietrich five ring stainless steel and glass finish hob with contemporary chimney hood over, De Dietrich combination microwave, separate double oven, with adjacent central alcove designed for American style fridge freezer, dishwasher, coved ceiling with inset downlighters, attractive porcelain tiled floor with underfloor heating, contemporary

radiator, UPVC woodgrain effect double glazed window to the rear elevation.

Large open doorway leads through in to;

CONSERVATORY

9'0" x 9'0" (2.74 x 2.74)

Useful addition to the property providing further flexible reception space, having access out in to the rear garden and can be utilised as a further seating area or could provide an informal breakfast room off the kitchen, having continuation of the porcelain tiled floor with under-floor heating, two wall light points, UPVC double glazed woodgrain effect side panels with opening lights and pitched clear glass double glazed tinted roof, single French door leading out on to the rear garden.

RETURNING TO THE KITCHEN, FURTHER OAK DOOR GIVES ACCESS THROUGH INTO;

UTILITY

7'7" x 6'1" max (2.31 x 1.85 max)

Beautifully appointed to compliment the main kitchen with a range of contemporary wall and base units, solid timber work surface with under-mounted round bowl sink with brush metal swan neck mixer tap, contemporary tiled splashbacks, plumbing for washing machine, continuation of tiled floor, central heating radiator, useful built-in cloaks cupboard which also houses the Gloworm gas central heating boiler, GRP woodgrain effect double glazed door leading to the exterior of the property.

Further oak door giving access through in to the double garage.

LOUNGE

15'7" x 11'9" (4.75 x 3.58)

A more formal reception with double oak doors leading through in to the dining room, creating a wonderful open plan entertaining space, having chimney breast with feature alcove, prewired preparation for wall-mounted flat screen television, coved ceiling with inset downlighters, two central heating radiators, walk-in bay with UPVC woodgrain effect double glazed window to the front.

Oak doors gives access through in to the;

DINING ROOM/SNUG

12'9" max into bay x 11'9" (3.89 max into bay x 3.58)

A versatile space currently utilised as a snug area but alternatively would provide dining space, open plan to the kitchen as well as linking through via bi-fold doors to main lounge, with attractive walk-in curved bay window, coved ceiling with central light point, central heating radiator, UPVC double glazed woodgrain effect windows.

RETURNING TO THE INITIAL ENTRANCE HALL, SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING

Having spindle balustrade, inset downlighters to the ceiling, access to the loft space above, useful built-in airing cupboard.

Further solid oak doors leading through to;

MASTER SUITE

14'2" x 16'0" (4.32 x 4.88)

A generous double bedroom benefitting from ensuite facilities, beautifully appointed with contemporary decor, high quality fitted furniture, full height wardrobes with hanging rails and storage shelf over, complimenting dressing table, integrated drawer units, wall-mounted mirror, central heating radiator, inset downlighters to the ceiling, UPVC double glazed woodgrain effect window to the front.

ENSUITE SHOWER ROOM

7'6" x 6'7" (2.29 x 2.01)

Beautifully appointed with a stunning contemporary three piece suite comprising of 900mm quadrant shower enclosure with curved sliding glass screen, Grohe thermostatic digital chrome finish shower mixer with contemporary rose and independent handset, Villeroy Boch wall-hung WC with concealed cistern, contemporary rectangular wash hand basin with Grohe chrome finish mixer tap and vanity unit beneath, fully tiled floor and walls, with under floor heating. Attractive feature elevation with mosaic slate tiling, inset downlighters to the ceiling, contemporary towel radiator and UPVC double glazed woodgrain effect window to the front.

BEDROOM 2

14'7" max x 10'0" ex wardrobe (4.45 max x 3.05 ex wardrobe)

A further double bedroom also benefitting from ensuite facilities having a range of built-in full height wardrobes, central heating radiator, ceiling light point, UPVC double glazed woodgrain effect window to the rear.

ENSUITE SHOWER ROOM

7'6" max into shower x 5'0" (2.29 max into shower x 1.52)

Refurbished with a contemporary three piece Villeroy Boch suite comprising of half-pedestal wash hand basin with chrome mixer tap and pop-up waste, wall hung WC with concealed cistern, low level shower enclosure with glass screen and Grohe chrome finish wall-mounted shower mixer with contemporary deluge rose over, inset downlighters and extractor to the ceiling, contemporary towel radiator and UPVC double glazed woodgrain effect window to the side.

BEDROOM 3

A further double bedroom overlooking the rear garden, having coved ceiling with light point, central heating radiator, UPVC double glazed woodgrain effect window.

BEDROOM 4

11'0" into wardrobe x 10'0" (3.35 into wardrobe x 3.05)

An ideal childrens room or guest bedroom having a range of built-in furniture with full height wardrobe and central pull-out double bed which cleverly folds away to create a first floor reception space. Having central heating radiator, inset downlighters to the ceiling, UPVC double glazed woodgrain effect window over looking the rear garden.

BEDROOM 5

11'6" x 8'4" (3.51 x 2.54)

Utilised as a first floor office, specifically designed with a generous range of high quality integrated furniture with low level drawer units, work station as well as full height storage cupboards and integrated bookcase, inset downlighters, central heating radiator and UPVC woodgrain effect double glazed window to the front.

BATHROOM

8'2" x 6'0" (2.49 x 1.83)

Appointed with a stunning contemporary white suite comprising quadrant shower enclosure with curved sliding double doors, chrome wall mounted shower mixer with independent handset and contemporary deluge rose over, deep double ended Villeroy & Boch spa bath with waterfall inlet and wall mounted mixer, half pedestal wc with concealed cistern, contemporary wash basin with Villeroy & Boch chrome mixer tap and pop up waste, vanity unit beneath, chrome contemporary towel radiator, fully tiled walls and floor with underfloor heating, inset downlighters to the ceiling, UPVC woodgrain effect obscure double glazed window to the side.

DOUBLE GARAGE

16'5" x 15'8" (5.00 x 4.78)

Having been plastered out and having power and light, wall mounted electrical consumer unit and twin oak up and over electric doors.

EXTERIOR

The property occupies a delightful position tucked away in a small cul-de-sac on the edge of this highly regarded and well served village. The property is set back behind open plan frontage which has been landscaped for low maintenance with double width driveway providing off road car standing with attractive stone flagged pathway leading to the front door. Adjacent to this is a large gravelled frontage with central border with established shrubs. A timber courtesy gate gives access into the rear garden which is enclosed by panelled fencing having stone flagged terrace with inset uplighters and stone edging leading onto a rectangular lawn with well stocked perimeter borders with established trees and shrubs.

COUNCIL TAX BAND

Melton Borough Council - Tax Band F.

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 property is located near to the "poacher Line" a regional service operated by East Midlands Railway, linking Nottingham to Skegness but also connecting to Grantham, Peterborough, and Lincoln. The station is walking distance away, providing a valuable asset to the village.

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:-

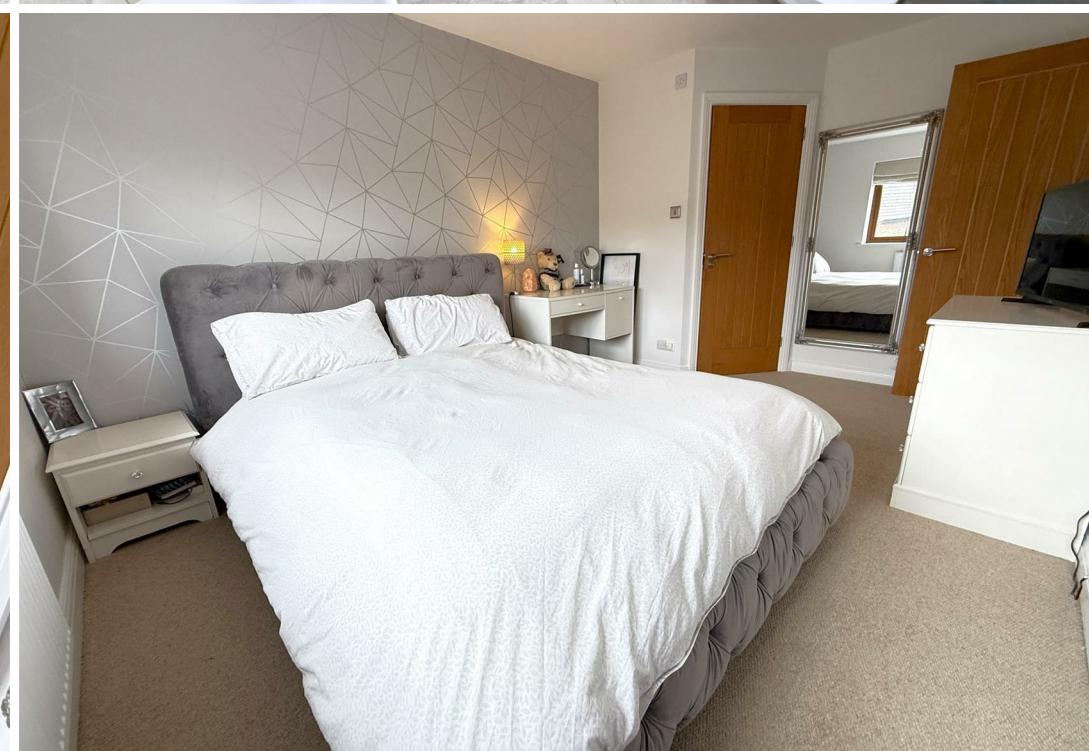
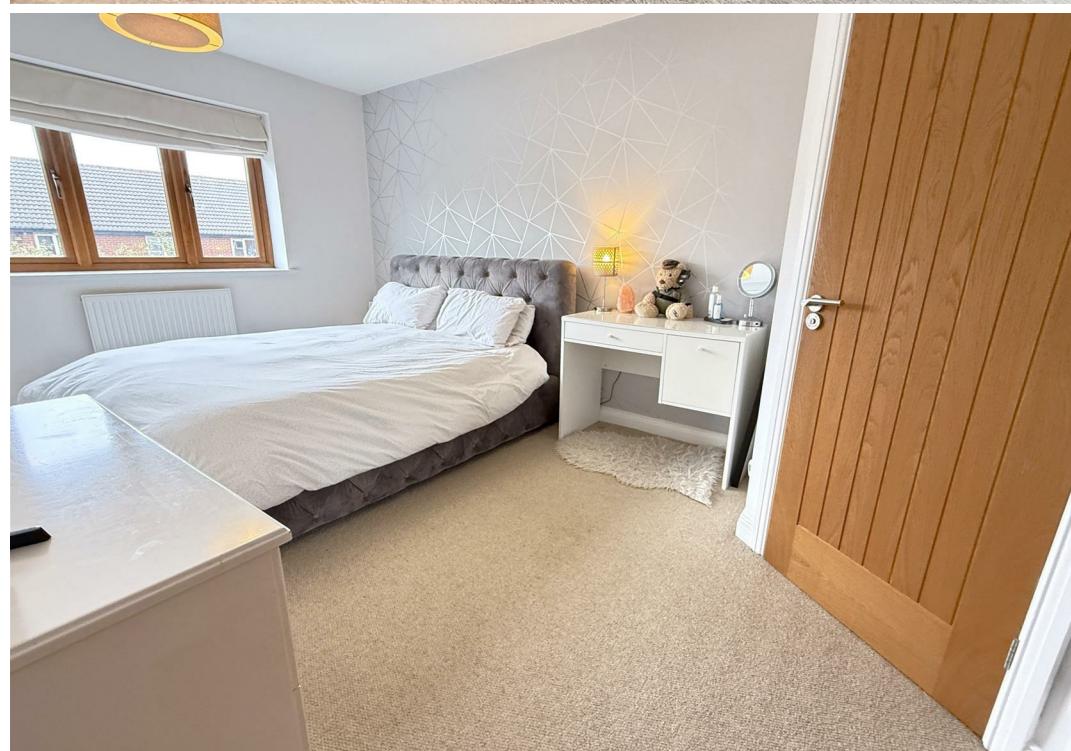
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

















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			
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 firms 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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