



**Mistletoe House 86 Grantham Road,
Bottesford, Leicestershire, NG13 0EG**

£850,000

Tel: 01949 836678

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

- Contemporary Detached Family Home
- Recently Updated & Reconfigured
- 4 Double Bedrooms
- Ground Floor Cloaks & Utility
- Plot Approaching 1/4 Acre
- Originally Completed In 2005
- High Specification Finish
- 3 Reception Areas
- Bathroom & Ensuite
- Considerable Parking & Garage

We have pleasure in offering to the market this stunning, individual, detached family orientated home occupying a generous landscaped plot which approaches a 1/4 of an acre, having a considerable frontage and a south facing rear garden extending to over 100 ft. in length, all conveniently positioned within walking distance of the heart of the village with its wealth of amenities.

Originally completed in 2005 to an individual design, the property has more recently seen a programme of thoughtful reconfiguration and tasteful modernisation, having been upgraded throughout with high specification fixtures and fittings, bespoke kitchen and bathrooms, contemporary decoration, upgraded gas central heating boiler, wall mounted air conditioning to the sitting room and master bedroom, underfloor heating to elements of the house and double glazed windows.

Internally the property is beautifully presented throughout, offering four double bedrooms and contemporary bathroom. The master bedroom also benefits from a run of bespoke integrated furniture with walnut interiors and integrated lighting as well as a contemporary ensuite.

To the ground floor there are three spacious reception areas including an impressive initial entrance hall with cloak room off, leading through into a reconfigured L shaped living/dining kitchen, flooded with light benefitting from windows to two elevations including doors leading out onto the landscaped garden. The kitchen is finished to an exceptionally high specification with a bespoke range of units, having quartz and granite preparation surfaces including a central island unit, creating a fantastic working area ideal for the keen cook, with high end Miele Gaggenau appliances. Leading off the kitchen is a useful utility.

It's likely that the kitchen will become the hub of the home, providing enough accommodation for both dining and living, and also links through to a spacious main sitting room. Again, the sitting room has a dual aspect and access out onto the garden as well as an integrated media wall, contemporary fireplace and double doors leading back into the initial hallway.

The accommodation is certainly large enough to accommodate growing families but is likely to have a wider appeal, whether it be from professional couples or potentially even those downsizing from larger dwellings looking for a well specified, individual home with ease of access to local amenities.

As well as the internal accommodation the property occupies a stunning landscaped plot set well back behind a generous frontage which offers a considerable level of off road parking and, in turn, leads to an integral garage. The rear garden has been redesigned to provide an initial, spacious, raised seating area which flows out from the main reception rooms and kitchen, with a contemporary water feature. Steps lead down onto a central lawn with well stocked perimeter borders and a vegetable garden at the foot, the garden benefitting from a southerly aspect.

Overall this is an excellent opportunity to purchase a delightful detached home within this well regarded 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.

AN OPEN FRONTED STORM PORCH LEADS TO A CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT AND, IN TURN, INTO:

MAIN ENTRANCE HALL

19'6" x 18'5" max into stairwell (5.94m x 5.61m max into stairwell)

A particularly well proportioned initial entrance hall offering an impressive approach into the accommodation, having attractive plank effect tiled floor, deep skirtings, coved ceiling with inset downlighters, staircase with half landing rising to the first floor with useful under stairs storage area beneath and, in turn, further oak doors leading to:

GROUND FLOOR CLOAK ROOM

5'5" x 4'2" (1.65m x 1.27m)

Beautifully appointed with a contemporary bespoke suite comprising vanity unit with rectangular inset washbasin with brush metal mixer tap and marble splash backs and Villeroy & Boch WC with concealed cistern, vanity surround and contemporary panelled wall behind, towel radiator, deep skirtings, continuation of the tiled floor, under floor heating and double glazed window.

L SHAPED OPEN PLAN LIVING/DINING KITCHEN

24' max x 17'8" max (7.32m max x 5.38m max)

An impressive, light and airy, open plan space which will undoubtedly become the heart of the home, being large enough to accommodate a breakfast/dining area with bifold doors benefitting from a southerly aspect out onto the landscaped rear garden. The kitchen is beautifully appointed and finished to a high specification, having bespoke wall, base and drawer units with chrome door furniture and a combination of quartz and granite preparation surfaces including a central island unit which provides a fantastic working area with integral breakfast bar for informal dining and additional storage. The main run of work surface offers

an undermounted sink with chrome boiling tap. The kitchen having low level LED, high and low level downlighting, integrated drawer operated lighting, a range of high quality integrated appliances including Gaggenau full height fridge and freezer with integrated water cooler, ice maker and central wine cooler, Miele steam oven, multi function oven, coffee machine, dishwasher, De Dietrich induction hob and downdraft extractor with inset downlighters above, in addition continuation of the tiled floor, underfloor heating, deep skirtings, double glazed window to the side and bifold doors to the rear.

Leading off the kitchen a further door leads through into:

UTILITY ROOM

8' x 9'2" max (2.44m x 2.79m max)

Appointed with a generous range of units including near full height larder units providing an excellent level of storage and further low level base units with L shaped preparation surface over, having moulded sink and chrome swan neck mixer tap, plumbing for washing machine, space for tumble dryer, continuation of the tiled floor, under floor heating and double glazed window to the front.

SITTING ROOM

23'3" x 14'10" (7.09m x 4.52m)

Accessed from both the living area of the kitchen and the initial entrance hall via glazed double doors the sitting room is a well proportioned reception which benefits from a dual aspect with south facing views into the garden. The room offers an attractive media wall with central alcove designed for a flat screen television and contemporary log effect gas fire beneath, coved ceiling and double glazed French doors to two elevations.

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

FIRST FLOOR LANDING

Having double glazed window to the side, access to loft space above (having power and light), useful built in shelved storage/airing cupboard and further oak doors leading to:

BEDROOM 1

19'6" max into dormer x 15' (5.94m max into dormer x 4.57m)

A well proportioned double bedroom benefitting from ensuite facilities and offering an attractive southerly aspect into the landscaped rear garden. The room benefits from a wall mounted air conditioning unit and integrated furniture, having full height wardrobes with walnut internals, hanging rails and automatic LED lighting and complementing drawer units.

A further door leads through into:

ENSUITE SHOWER ROOM

7'2" x 4'5" (2.18m x 1.35m)

Beautifully appointed with a contemporary suite comprising double length shower enclosure

with flush easy access shower tray, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with chrome mixer tap, low level automatic lighting, contemporary column radiator, fully tiled walls and double glazed window.

BEDROOM 2

17'3" x 9'10" (5.26m x 3.00m)

A further well proportioned double bedroom with a southerly aspect into the rear garden, being fitted with a range of full height wardrobes and complementing drawer units, having double glazed window to the rear.

BEDROOM 3

14'3" x 12'7" to eaves (4.34m x 3.84m to eaves)

Again a double bedroom having aspect to the front with attractive part pitched ceiling and double glazed dormer window overlooking the front garden.

BEDROOM 4

14'3" x 12'7" to eaves (4.34m x 3.84m to eaves)

Again a generous double bedroom overlooking the front garden, having attractive part pitched ceiling, double glazed window and access to a large walk in storage cupboard.

MAIN BATHROOM

7'4" x 7'4" (2.24m x 2.24m)

Beautifully appointed with a contemporary suite comprising impressive Villeroy & Boch spa bath with wall mounted shower mixer with both independent handset and rainwater rose over and glass bifold screen, vanity unit providing a good level of integrated storage having quartz vanity surface over with undermounted Villeroy & Boch basin and WC with concealed cistern, further wall mounted cupboards, central LED mirror, internal cupboard lighting, contemporary towel radiator, low level LED lighting, contemporary tiling and automatic skylight to the ceiling.

EXTERIOR

The property occupies a generous, thoughtfully landscaped and established plot approaching a quarter of an acre, set well back from the road behind a hedged frontage beyond which lies a central lawn with well stocked perimeter borders with a range of trees and shrubs. A block set driveway provides a substantial level of off road parking and in turn leads to an integral garage with power and light and courtesy door. The rear garden is a fantastic feature of the property, again being generous by modern standards, having been significantly landscaped over recent years, offering a good a degree of privacy as well as a southerly rear aspect. A large, initial, composite timber effect terrace provides a considerable outdoor seating area linking back into both the living area of the kitchen and main sitting room making it perfect for entertaining, having an attractive contemporary water feature and raised beds with low level LED lighting. This in turn drops down into a level lawn with well stocked perimeter borders with an abundance of trees and shrubs and, to the foot of the garden, a horticultural area with vegetable patch, greenhouse and useful timber storage shed with its own power and light.

GARAGE

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

Having electric sectional up and over door, power and light, courtesy door to the side and houses the gas central heating boiler.

COUNCIL TAX BAND

Melton Borough Council - 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 initial entrance off Grantham Road is shared with the adjacent dwelling.

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:-

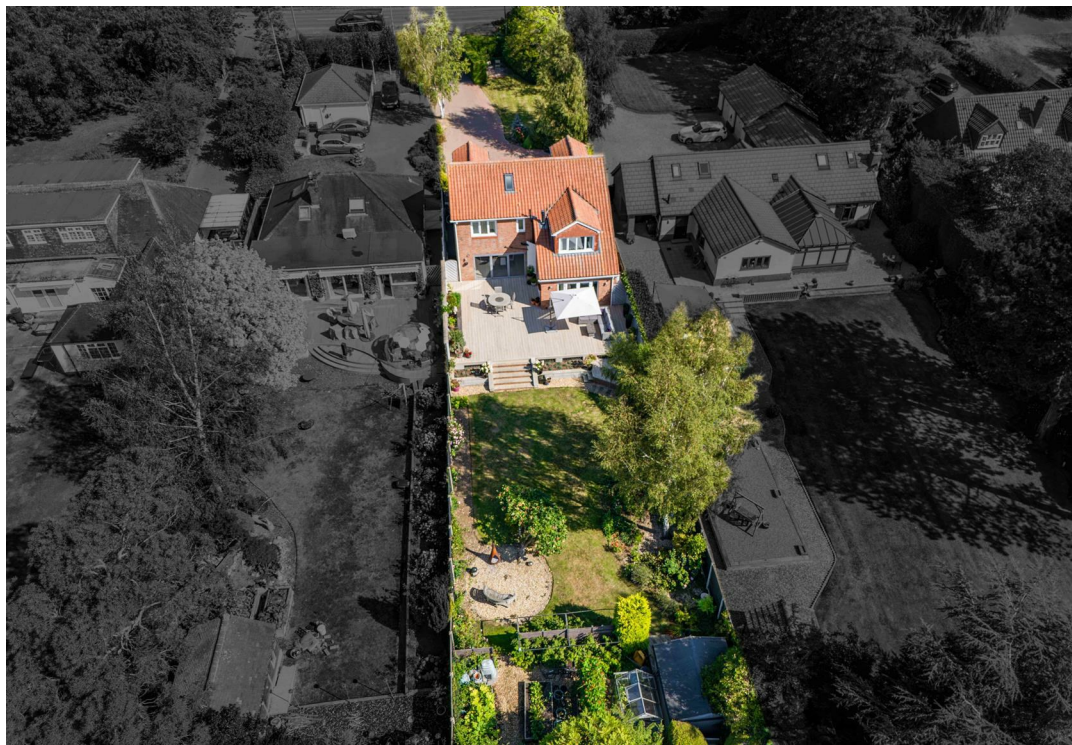
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

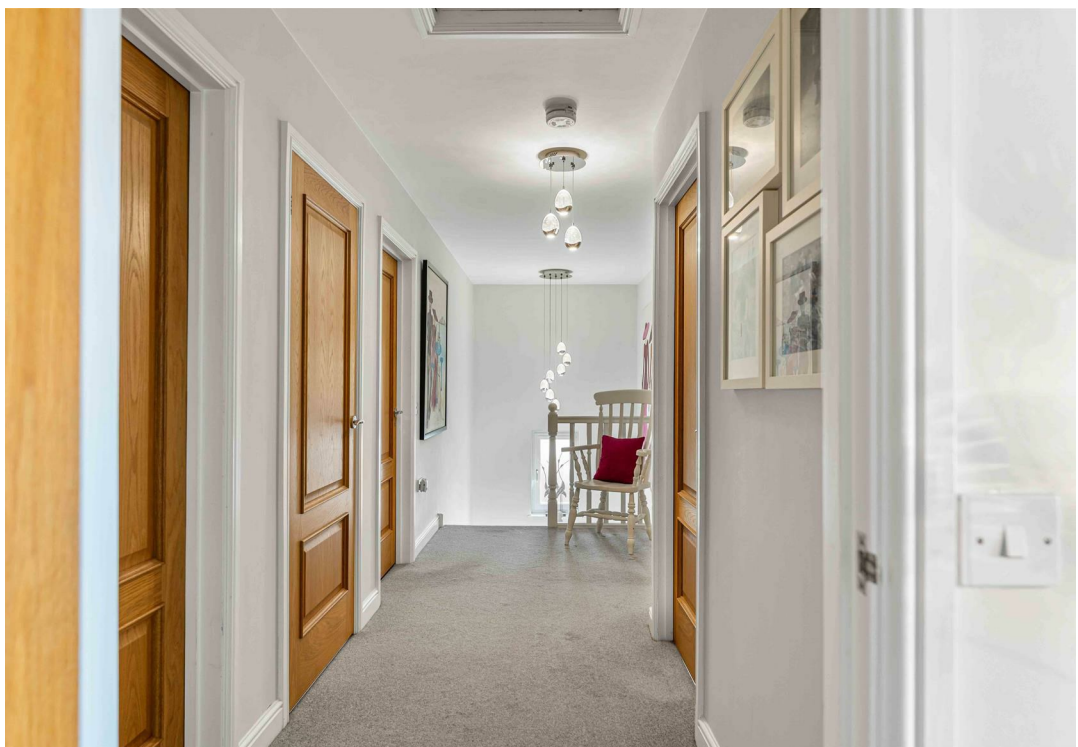
Planning applications:-

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









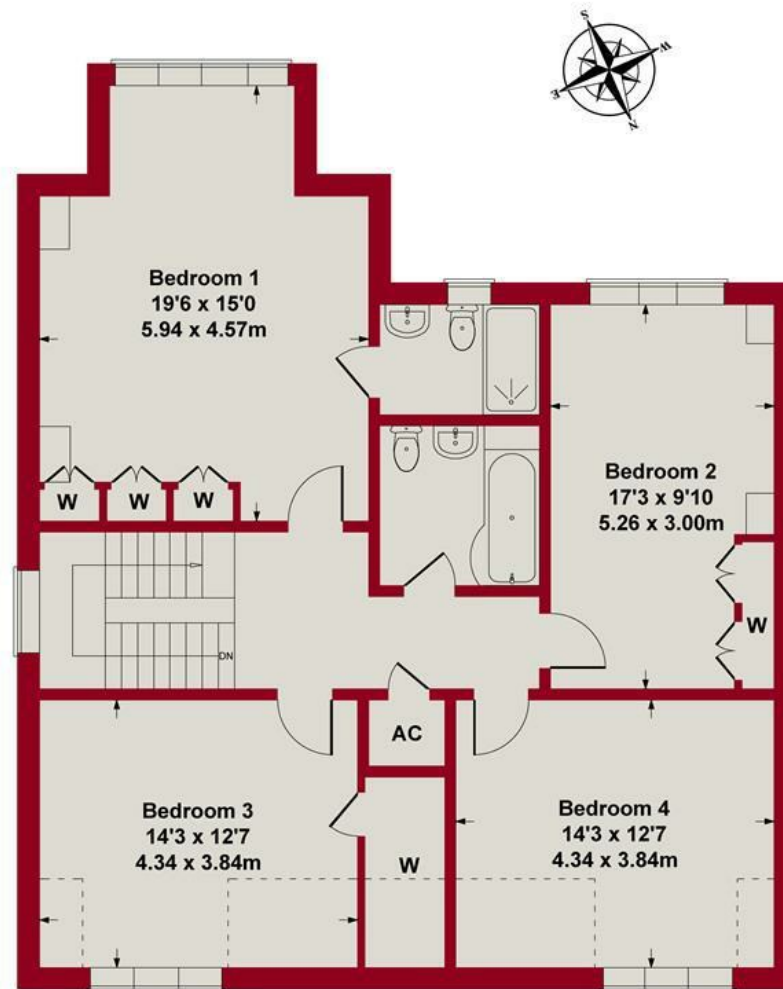
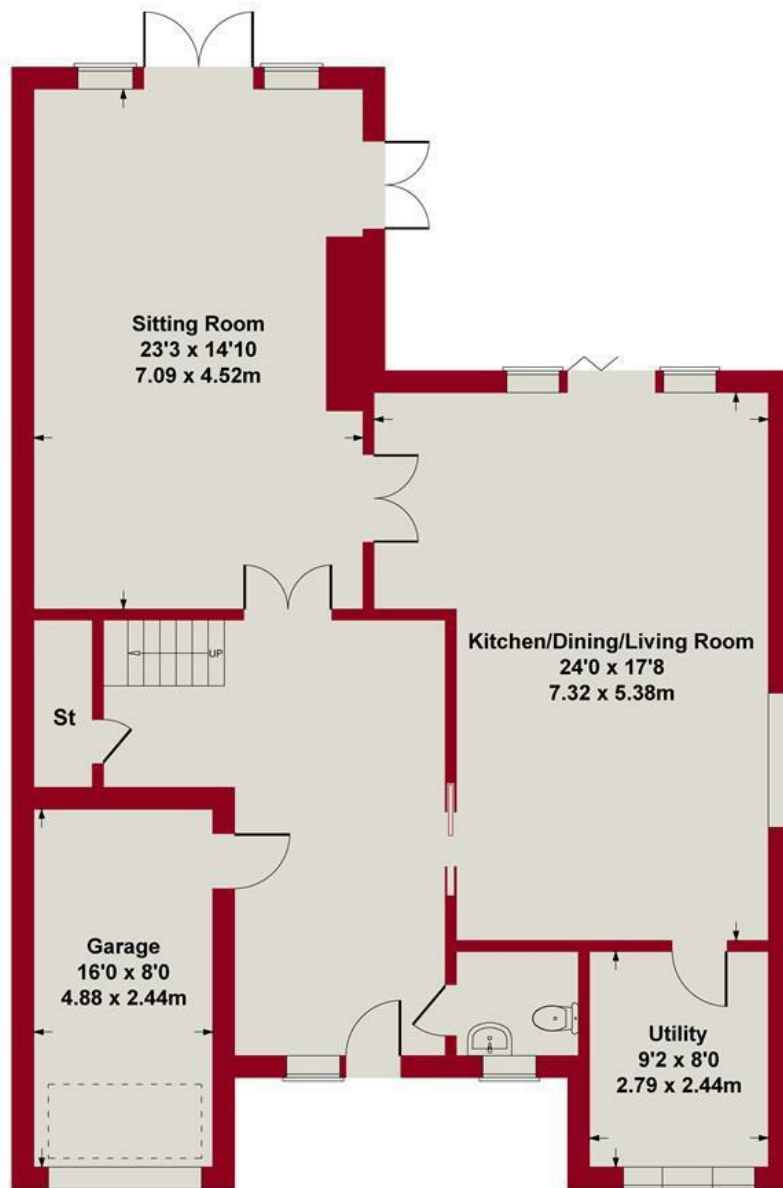


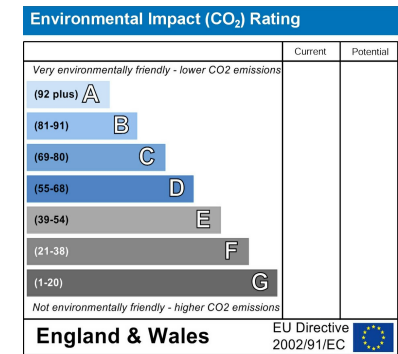
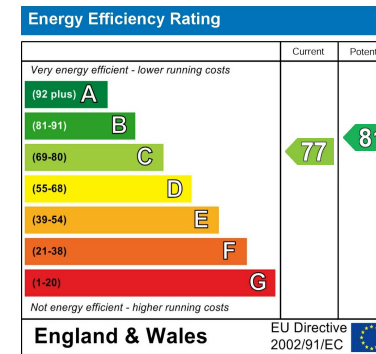












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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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