



**4 Cover Drive, Bottesford, Leicestershire,  
NG13 0HS**

**£399,950**

**Tel: 01949 836678**

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

- Modern Detached Family Home
- Ensuite & Main Bathroom
- Ground Floor Cloakroom & Utility
- Pleasant Enclosed Rear Garden
- Viewing Highly Recommended

- Four Double Bedrooms
- Superb Open Plan Living Dining Kitchen
- Double Width Driveway & Garage
- Cul-De-Sac Location

We have pleasure in offering to the market this immaculately presented detached contemporary home, originally completed by Barratt Homes in 2016, the property is beautifully kept by the current vendors, tastefully presented throughout with contemporary fixtures and fittings and modern decoration.

The property was originally completed to the popular Halstead design which offers an excellent level of accommodation boasting four double bedrooms, the master benefitting from fitted wardrobes and ensuite facilities, in addition there is a contemporary bathroom. To the ground floor is a well proportioned sitting room with attractive walk-in bay window, and the heart of the home being in the superb open plan living dining kitchen with feature walk-in bay window and French doors leading out into the landscaped rear garden. The kitchen is tastefully appointed with a generous range of units and integrated appliances and large enough to accommodate both living and dining areas. In addition there is a utility and ground floor cloakroom.

As well as the accommodation the property occupies a pleasant plot with double width driveway and integral garage, and pleasant enclosed garden to the rear well stocked with trees and shrubs, and a paved seating area which links back into the living area of the kitchen. The property offers UPVC double glazing and gas central heating, and electric car charging point.

#### **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 LIGHT LEADS THROUGH INTO THE INITIAL;

#### **ENTRANCE HALL**

10'8 x 7'3 (3.25m x 2.21m)

A well proportioned initial entrance vestibule having attractive period style tiled floor, spindle balustrade staircase rising to the first floor landing, built-in cloaks cupboard, central heating radiator.

Further doors leading to;

#### **SITTING ROOM**

18'6 max into bay x 11'0 (5.64m max into bay x 3.35m )

A well proportioned light and airy reception benefitting from windows to three elevations including a walk-in double glazed bay window to the front, having attractive oak engineered flooring, two central heating radiators.

#### **OPEN PLAN LIVING DINING KITCHEN**

18'10 x 12'6 (14'11 max into bay) (5.74m x 3.81m (4.55m max into bay))

A fantastic space which will undoubtedly become the heart of the home, large enough to accommodate both living and dining area, and open plan to a tastefully appointed kitchen, and includes a large double glazed walk-in bay window with French doors leading out into the rear garden.

#### **LIVING DINING AREA**

Large enough to accommodate a dining and living space, having central heating radiator, inset downlighters to the ceiling, double glazed window over looking the rear garden, access into the utility. (Please note the free standing feature fire will be removed by the vendor).

#### **KITCHEN**

Beautifully appointed and finished in Heritage style colours, having L-shape configuration of butchers block effect preparation surfaces with inset stainless steel bowl, sink and drainer unit, chrome swan neck mixer tap, integrated appliances including fan assisted double oven, wine cooler, dishwasher, fridge freezer, induction hob with glass splashback and contemporary chimney hood over, inset downlighters to the ceiling, French doors to the rear.

#### **UTILITY ROOM**

5'11 x 5'8 (1.80m x 1.73m)

Fitted with a generous range of storage with wall and base units complementing the main kitchen, butchers block effect preparation surface, under counted integrated washing machine, central heating radiator, double glazed exterior door into the garden.

A further door leads to the;

#### **GROUND FLOOR CLOAKROOM**

5'10 x 2'10 (1.78m x 0.86m)

Having a contemporary two piece white suite comprising of close coupled WC, pedestal wash hand basin and chrome mixer tap, central heating radiator.

RETURNING TO THE INITIAL ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE RISES TO AN ATTRACTIVE;

#### **GALLERIED LANDING**

17'0 x 6'7 (5.18m x 2.01m)

A well proportioned space, having double glazed window to the front, access to loft space, central heating radiator, built-in airing cupboard which houses the pressurised hot water system as well as providing a good level of storage.

Further doors lead to;

### **BEDROOM 1**

11'10 max x 11'4 (3.61m max x 3.45m)

A double bedroom with ensuite facilities, having integrated full height wardrobes, central heating radiator, double glazed windows to two elevations.

Further door leading to;

### **ENSUITE SHOWER ROOM**

9'0 into shower x 3'10 min (5'10 max) (2.74m into shower x 1.17m min (1.78m max)

An L-shaped shower room having a contemporary suite comprising of double width shower enclosure with sliding glass screen, wall mounted shower mixer with independent handset over, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, central heating radiator, double glazed window.

### **BEDROOM 2**

11'10 x 10'2 min (3.61m x 3.10m min)

A further double bedroom having aspect into the rear garden and additional window to the side, having central heating radiator, two double glazed windows.

### **BEDROOM 3**

12'1 x 10' max (3.68m x 3.05mmmax)

A double bedroom with aspect into the rear garden, central heating radiator, double glazed window.

### **BEDROOM 4**

11'4 x 9'0 (3.45m x 2.74m)

Currently utilised as a first floor reception, but is a further well proportioned double bedroom with aspect to the front, having central heating radiator, double glazed window.

### **BATHROOM**

7'1 x 6'4 (2.16m x 1.93m)

Having a contemporary white suite comprising of close coupled WC, panelled bath with chrome taps, pedestal wash hand basin with chrome mixer tap, central heating radiator, double glazed window to the rear.

### **EXTERIOR**

The property is tucked away in a small cul-de-sac setting, occupying a pleasant established plot, with double width driveway to the front which in turn leads to an integral double garage. The remainder of the garden is laid to lawn, with timber courtesy gate giving access into the rear garden.

### **GARAGE**

Having up and over door, power and light, electric car charging point.

### **REAR GARDEN**

Attractively landscaped and enclosed to all sides, with a timber decked seating area leading down onto a paved terrace which links back into dining area of the kitchen. The central part of the garden is laid to lawn with well stocked perimeter borders with established trees and shrubs, enclosed by panelled fencing and having exterior lighting and a cold water tap.

### **COUNCIL TAX BAND**

Melton Borough Council - Tax 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).

There will be a service charge for the communal areas of the development however this is yet to be determined.

### **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>

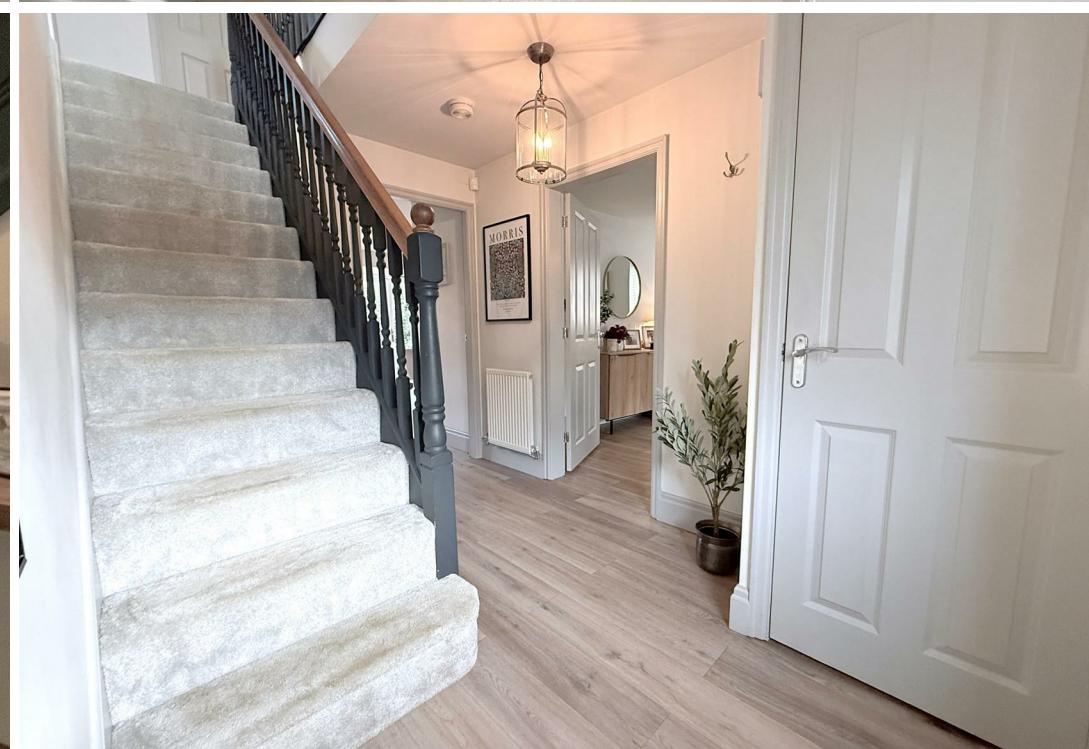
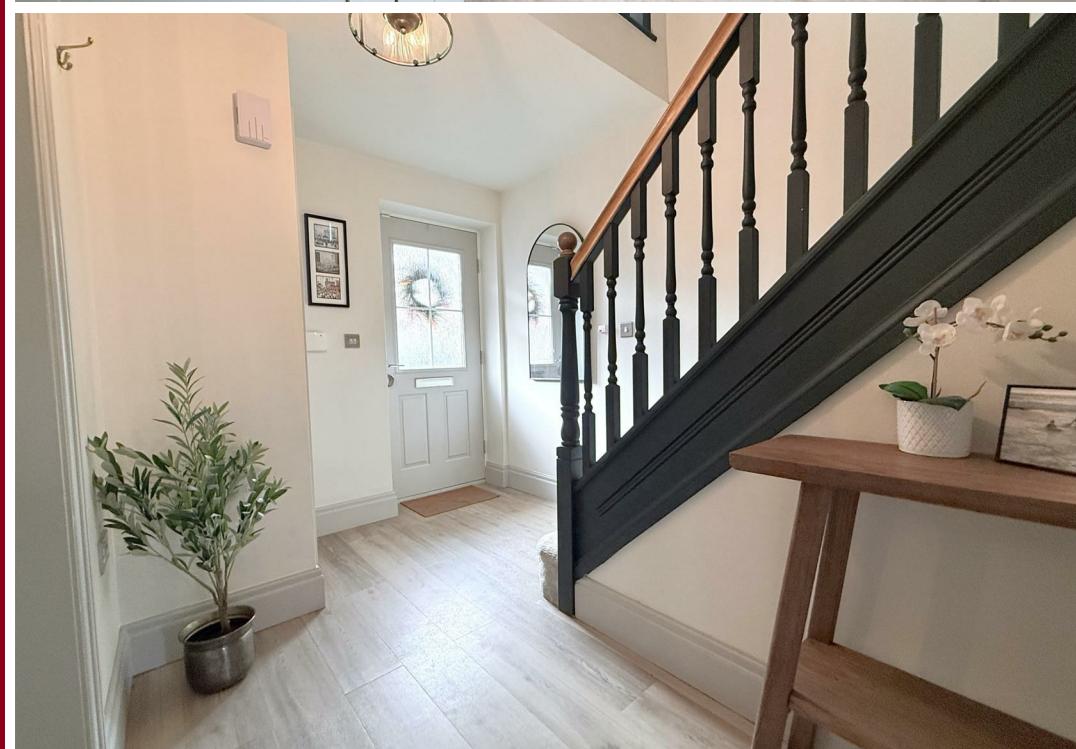
School Ofsted reports:-

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

Planning applications:-

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



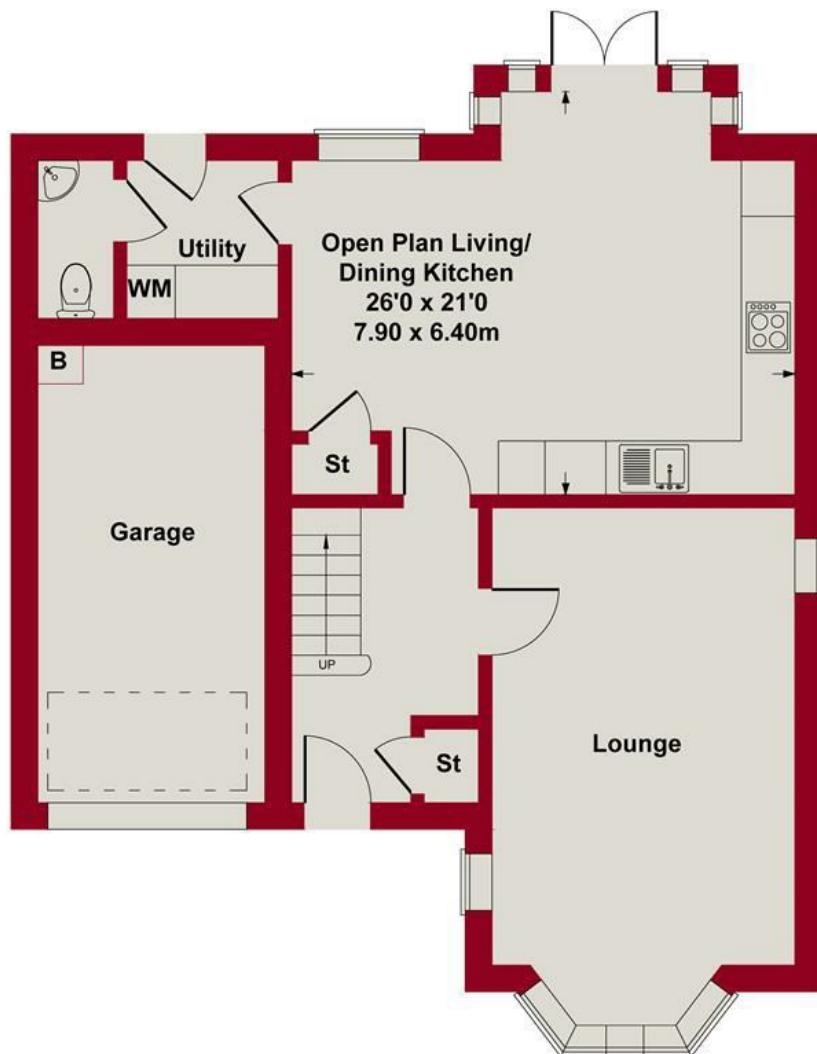




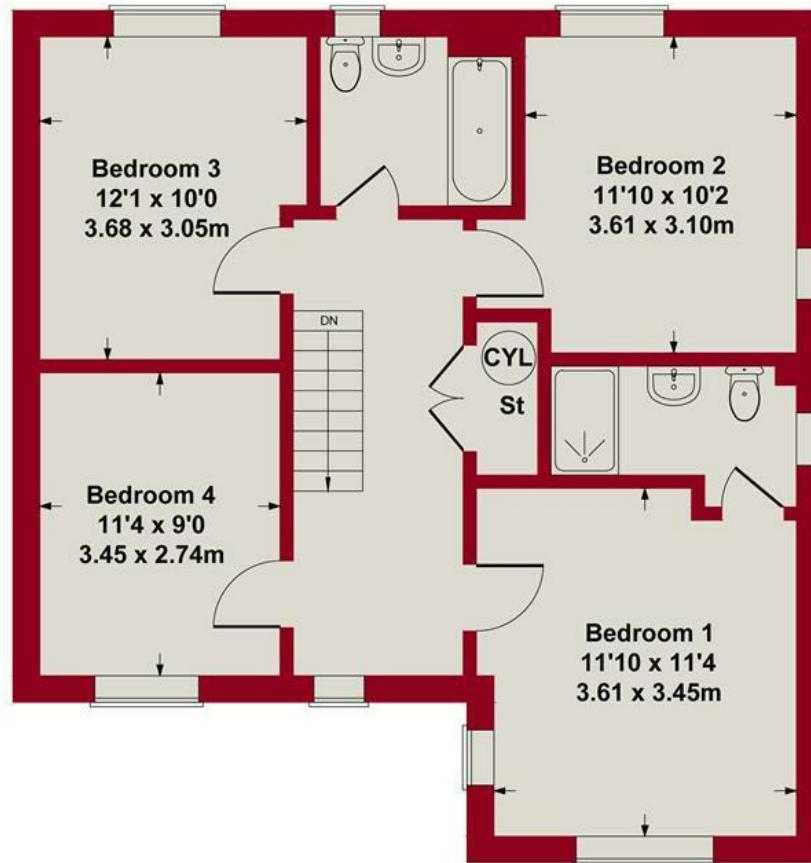


Approximate Gross Internal Area

1528 sq ft - 142 sq m



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		
(81-91)	B	84	93
(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 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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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

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