



7 Cover Drive, Bottesford, Leicestershire,  
NG13 0HS

£335,000  
Tel: 01949 836678

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

- Detached Contemporary Home
- 3 Bedrooms 2 Reception Areas
- Ground Floor Cloak Room
- Tandem Driveway & Garage
- Walking Distance To Local Amenities
- Immaculately Presented Throughout
- Ensuite & Main Bathroom
- South To Westerly Facing Enclosed Garden
- Pleasant Landscaped Corner Plot
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, detached, contemporary home. The property was originally completed by Barratt Homes in 2016 to a particularly attractive double fronted design behind which lies a versatile level of accommodation spanning two floors and is beautifully presented throughout with neutral decoration.

To the ground floor the accommodation provides two main reception areas including an attractive dual aspect sitting room and a separate snug/dining area that is open plan to a fitted kitchen which combined creates a fantastic everyday living/entertaining space which leading, via a walk in bay window to the westerly side of the property, into the garden. In addition there is a useful ground floor cloak room leading off the main entrance hall. To the first floor there are three bedrooms, the principal of which benefits from ensuite facilities, and a separate family bathroom. The two main rooms having fitted wardrobes.

As well as the main accommodation the property occupies a pleasant corner plot which is well maintained and thoughtfully landscaped. A south to westerly facing walled garden at the side creates a delightful, secure, outdoor space linking back into the living area of the kitchen and having further access to the rear where there is a tandem length driveway and brick built garage.

The property is large enough to accommodate small families and would be ideal for its close proximity to the school but will open up to a wider audience, whether it be single of professional couples, or potentially those downsizing from larger dwellings looking for a beautifully presented modern home within easy reach 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.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

## **INITIAL ENTRANCE HALL**

5'5" x 6'6" (1.65m x 1.98m)

A pleasant initial entrance vestibule having Amtico wood grain effect flooring, staircase rising to the first floor landing and further doors, in turn, leading to:

## **GROUND FLOOR CLOAK ROOM**

4'11" x 3'6" (1.50m x 1.07m)

Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, continuation of the Amtico flooring and ceiling mounted extractor.

## **SITTING ROOM**

16' x 10'8" (4.88m x 3.25m)

A light and airy reception benefitting from a dual aspect with double glazed windows to the front and side affording a pleasant aspect into the close.

(Please note that the Vendor will potentially be taking the free standing fireplace)

## **DINING ROOM**

10'2" (12'8" max into bay) x 8'4" (3.10m (3.86m max into bay) x 2.54m)

A versatile reception which is large enough to accommodate both a living and dining space and opens out into the kitchen creating an everyday living/entertaining area. The room having a signature walk in box bay window to the rear with double glazed French doors and side slights with integral blinds, further double glazed window to the front, continuation of the Amtico flooring and a large open doorway into:

## **KITCHEN**

16'11" x 7'2" (5.16m x 2.18m)

A well proportioned space with an excellent level of storage having a range of contemporary gloss fronted wall, base and drawer units with chrome fittings and under unit lighting; an L shaped configuration of laminate preparation surfaces with inset stainless steel sink and drain unit with chrome mixer tap; integrated appliances including Zanussi four ring stainless steel finish gas hob with chimney hood over, Neff single fan assisted beneath, dishwasher, washing machine and full height fridge freezer; wall mounted gas central heating boiler concealed behind kitchen cupboard; continuation of the Amtico flooring, useful under stairs storage cupboard and double glazed exterior door to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

## **FIRST FLOOR LANDING**

Having access to loft space above, double glazed window to the rear and further doors, in turn, leading to:

## **BEDROOM 1**

12'10" max x 12'2" (excluding wardrobes) (3.91m max x 3.71m (excluding wardrobes))

A well proportioned double bedroom benefitting from ensuite facilities as well as a run of

fitted wardrobes with sliding door fronts and a double glazed window to both the side and front with an aspect down the close.

A further door leads through into:

### **ENSUITE SHOWER ROOM**

7'3" max x 4'7" max (2.21m max x 1.40m max)

Having a contemporary suite comprising large shower enclosure with sliding glass screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; wall mounted shaver point, ceiling mounted extractor and obscured double glazed window.

### **BEDROOM 2**

8'9" x 10'6" (excluding wardrobes) (2.67m x 3.20m (excluding wardrobes))

A further double bedroom having a dual aspect with double glazed windows to the side and front. The room benefitting from built in wardrobes with sliding door fronts and an additional over stairs storage cupboard.

### **BEDROOM 3**

7'4" x 6'10" (2.24m x 2.08m)

Currently utilised as a first floor office but makes a further, single, bedroom having double glazed window to the side.

### **BATHROOM**

7'6" max x 6'5" (2.29m max x 1.96m)

Having a contemporary three white suite comprising panelled bath with chrome taps, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, ceiling mounted extractor and obscured double glazed window.

### **EXTERIOR**

The property occupies a pleasant landscaped corner plot which benefits from a south to westerly facing main garden and a tandem length driveway at the rear with a detached brick built garage. The property is set back behind an established hedged frontage with a central pathway leading to the main entrance and a timber courtesy gate leading into an enclosed, mainly walled, rear garden which is beautifully kept with an initial paved terrace, central lawn and well maintained perimeter borders with a range of established shrubs. A further gate gives access onto the driveway at the rear which provides off road car standing for several vehicles and, in turn, leads to a brick built garage with up an over door, power and light.

### **COUNCIL TAX BAND**

Melton Borough Council - Band D

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

Property is understood to be on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

We are advised that the annual management charge for maintenance of the communal areas is currently £502.80 per annum from 1.11.25 to 31.10.26.

### **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:-

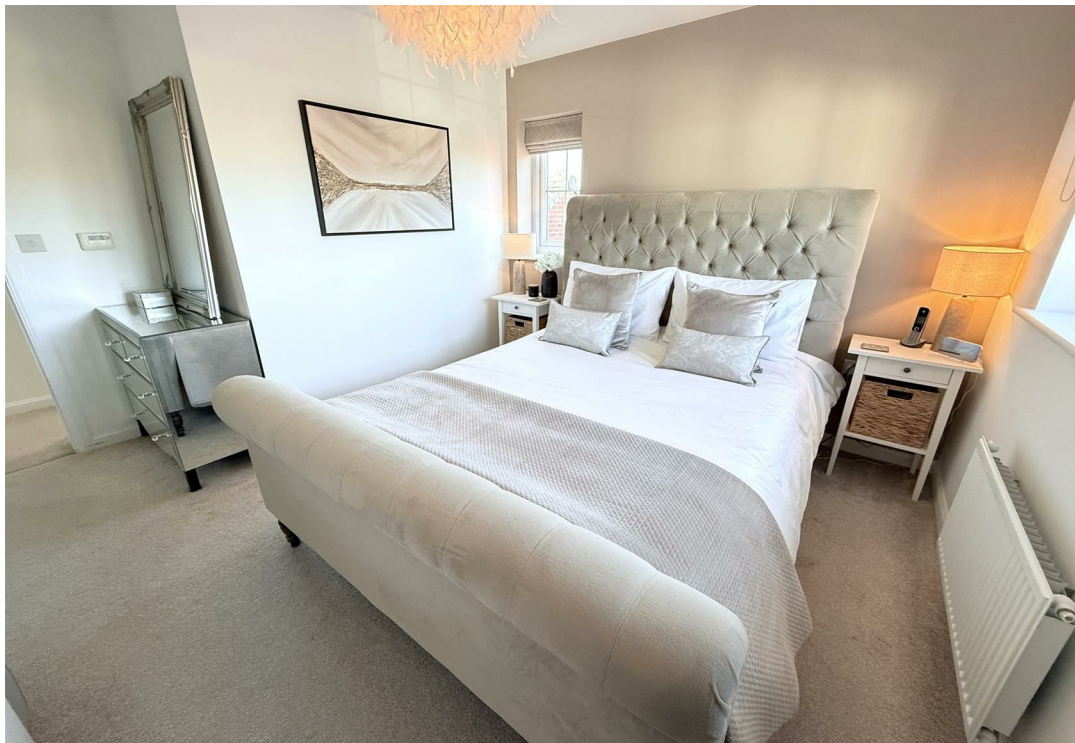
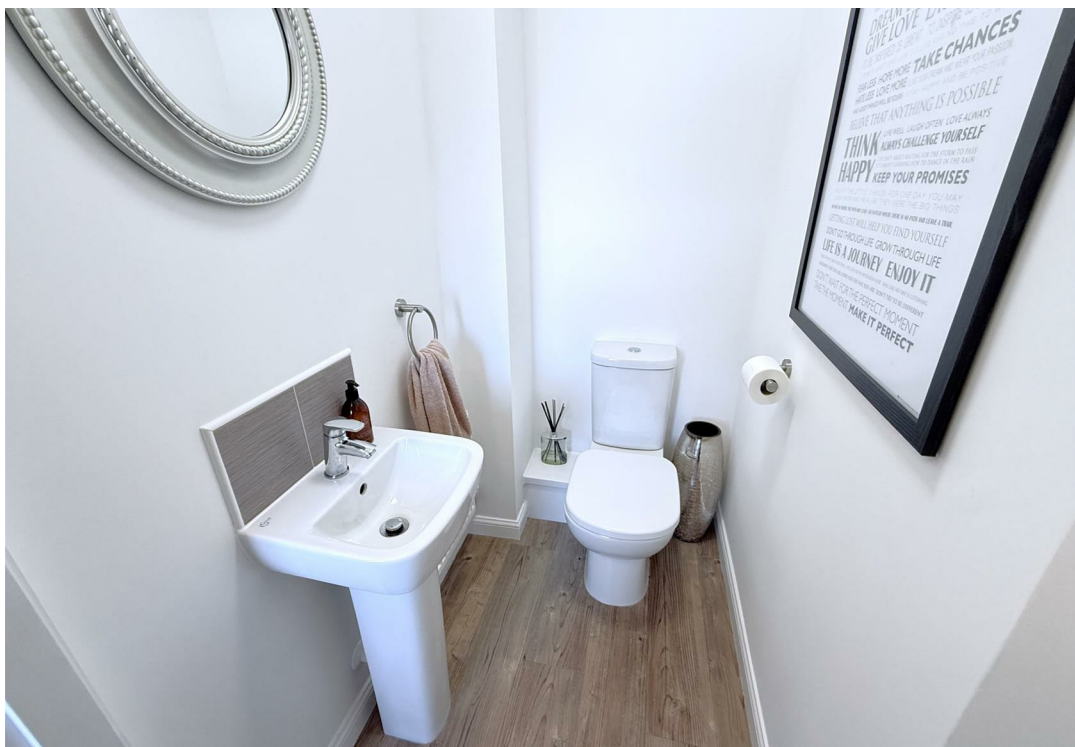
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



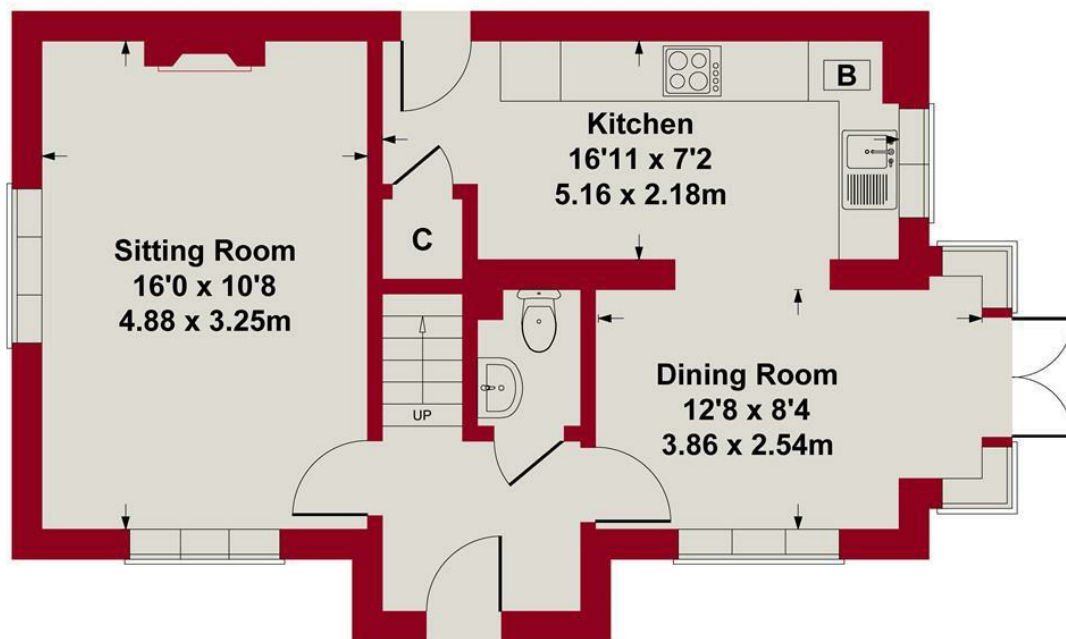




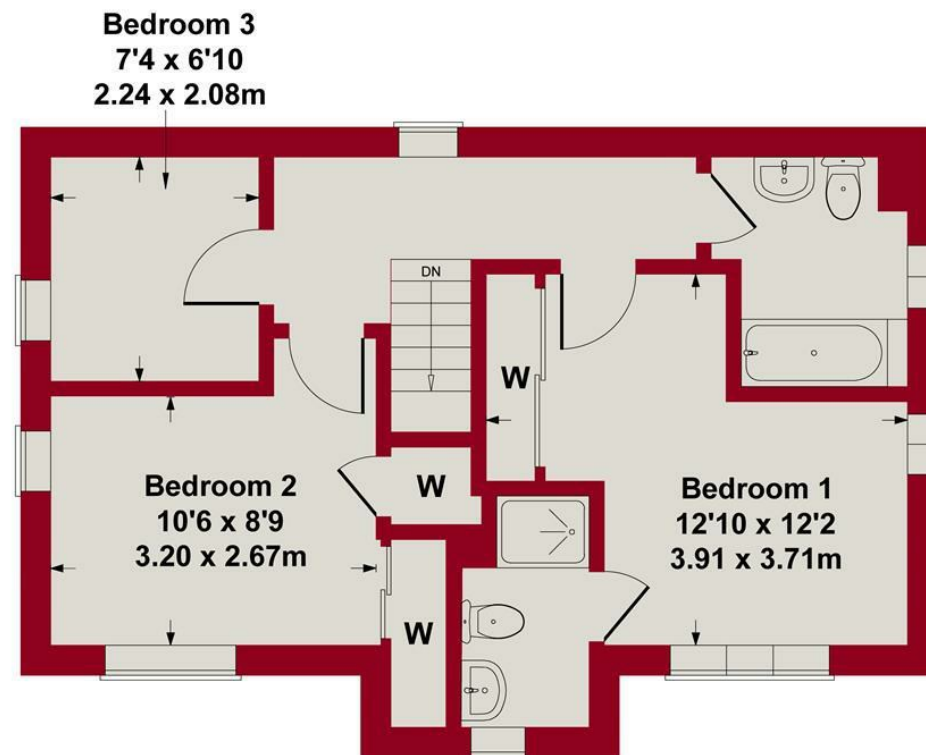








**GROUND FLOOR**

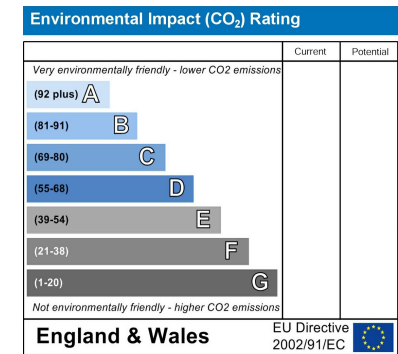
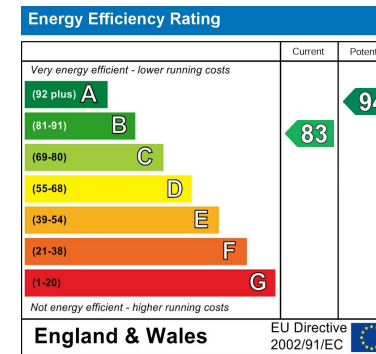


**FIRST FLOOR**

**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.





*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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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