



**1 Old Station Yard, Bottesford, Leicestershire,  
NG13 0GT**

**£545,000**

**Tel: 01949 836678**

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

- Detached Bungalow
- Ensuite & Main Shower Room
- Utility & Cloak Room
- Westerly Facing Established Rear Garden
- Viewing Highly Recommended
- 3 Double Bedrooms
- Open Plan Living/Dining Kitchen
- Good Level Of Off Road Parking & Garage
- Highly Regarded Village

We have pleasure in offering to the market this individual detached bungalow which offers an excellent level of internal accommodation, lying in the region of 1,400 sq.ft., and providing a versatile layout to a single storey, perfect for those downsizing from considerably larger dwellings and looking for a bungalow within walking distance of the heart of the village and its wealth of amenities.

The property is tastefully presented throughout with contemporary fixtures and fittings as well as UPVC double glazing, gas centrally and relatively neutral decoration.

The accommodation provides three double bedrooms, the principle of which benefits from ensuite facilities, and separate main shower room all leading off an inner hallway secluded from the main everyday living areas. An initial enclosed porch provides an excellent space linking into the main, internal, entrance hall and, in turn, an open plan living/dining kitchen which benefits from a dual aspect as well as access out into the rear garden. The kitchen is tastefully appointed with a range of modern wall, base and drawer units with quartz preparation surfaces and integrated appliances and has a pleasant outlook into the garden. The kitchen also benefits from a useful utility off. The living area of the kitchen provides a versatile space, whether it be for dining or seating with a dual aspect to the garden. The main reception also provides a dual aspect with windows the front and side and a feature fireplace. The property also benefits from an additional cloak room.

As well as the main accommodation the property occupies a delightful landscaped plot with an excellent level of off road parking and garage to the front and an enclosed westerly facing rear garden which encompasses a useful timber cabin and provides a wonderful outdoor space, particularly in the summer months.

#### **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 ATTRACTIVE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

#### **INITIAL ENCLOSED PORCH**

11' x 7'7" (3.35m x 2.31m)

A really useful, well proportioned space providing cloaks hanging and a useful storage area, having a central sky lantern and double glazed door leading through into:

#### **MAIN ENTRANCE HALL**

12'2" x 6'10" (3.71m x 2.08m)

A well proportioned entrance hall with attractive engineered oak flooring, coved ceiling and, in turn, further doors leading to:

#### **SITTING ROOM**

16' x 13'2" (4.88m x 4.01m)

A light and airy space benefitting from windows to two elevations, the focal point to the room being a chimney breast with contemporary fire surround, mantel and hearth and inset log effect fire. The room also having coved ceiling, air conditioning unit providing both warm and cool air and double glazed windows.

#### **CLOAK ROOM**

11'11" x 3' (3.63m x 0.91m)

Having continuation of the engineered oak flooring, WC with concealed cistern in vanity surround and further vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, and double glazed window to the side.

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

28' x 10' (8.53m x 3.05m)

A particularly well proportioned open plan everyday living/entertaining space, flooded with light benefitting from windows to two elevations including sliding double glazed patio doors leading out into the rear garden. The initial kitchen area is tastefully appointed with a generous range of wall, base and drawer units with hand painted door fronts finished in heritage style colours with a generous run of quartz preparation surfaces including integral breakfast bar providing informal dining. In addition; inset ceramic sink and drain unit with chrome swan neck mixer tap and tiled splash backs; under unit lighting; integrated appliances including Bosch induction hob, Bosch double oven set in a larder surround and dishwasher; inset downlighters to the ceiling, continuation of the engineered oak flooring, built in air conditioning unit providing both warm and cool air to the dining area and a further door leading through into:

#### **UTILITY ROOM**

10'3" x 6'6" (3.12m x 1.98m)

Having a useful built in pantry which provides good storage space, the main utility area having a fitted base unit with work surface over, inset round bowl sink with chrome mixer tap and tiled splash backs, plumbing for washing machine, additional storage cupboard, wall mounted Worcester Bosch gas central heating boiler, space for free standing appliances and double glazed exterior door.

RETURNING TO THE MAIN ENTRANCE HALL AN OBSCURED GLAZED DOOR LEADS THROUGH INTO:

## INNER HALLWAY

16'9" x 3'9" (5.11m x 1.14m)

Having a good level of storage with two integrated cupboards, access to loft space above and, in turn, further doors leading to:

## BEDROOM 1

11'10" x 10'8" (3.61m x 3.25m)

A well proportioned double bedroom benefitting from ensuite facilities and having a pleasant aspect into the rear garden. The room having fitted wardrobes with sliding door fronts, double glazed window to the rear and a further door leading through to:

## ENSUITE SHOWER ROOM

8'11" x 5'11" (2.72m x 1.80m)

Having a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin; fully tiled walls, contemporary towel radiator, shelved storage cupboard and double glazed window to the side.

## BEDROOM 2

12' x 10' (3.66m x 3.05m)

A double bedroom having aspect to the front with built in wardrobes and double glazed window.

## BEDROOM 3

11'3" x 14' (including wardrobes) (3.43m x 4.27m (including wardrobes))

A further double bedroom having a dual aspect with two runs of built in wardrobes with full height sliding door fronts, air conditioning unit providing both warm and cool air and double glazed windows to the front and side.

## MAIN SHOWER ROOM

9'2" x 6'4" (2.79m x 1.93m)

Having a contemporary suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin; full tiled walls, contemporary towel radiator, built in airing cupboard which houses the hot water cylinder and double glazed window to the side.

## EXTERIOR

The property occupies a pleasant, relatively generous, established corner plot located close to the entrance to this small close, having a frontage which has been landscaped to provide relatively low maintenance living and a good level of off road parking with two driveways and attached brick built garage. The rear garden has been well maintained and provides a level outdoor space linking back into the living area of the kitchen. A substantial paved terrace leads out onto a central lawn with well stocked perimeter borders and a vegetable garden which benefits from a westerly aspect. Also situated within the garden is a useful

timber cabin/studio which provides an excellent outdoor reception space perfect as a home office or simply a recreational outdoor room ideal for relaxing, particularly in the summer months.

## GARAGE

An attached brick built garage with up and over door and courtesy door at the rear.

## COUNCIL TAX BAND

Melton Borough Council - Band E

## 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).

The property backs onto 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>

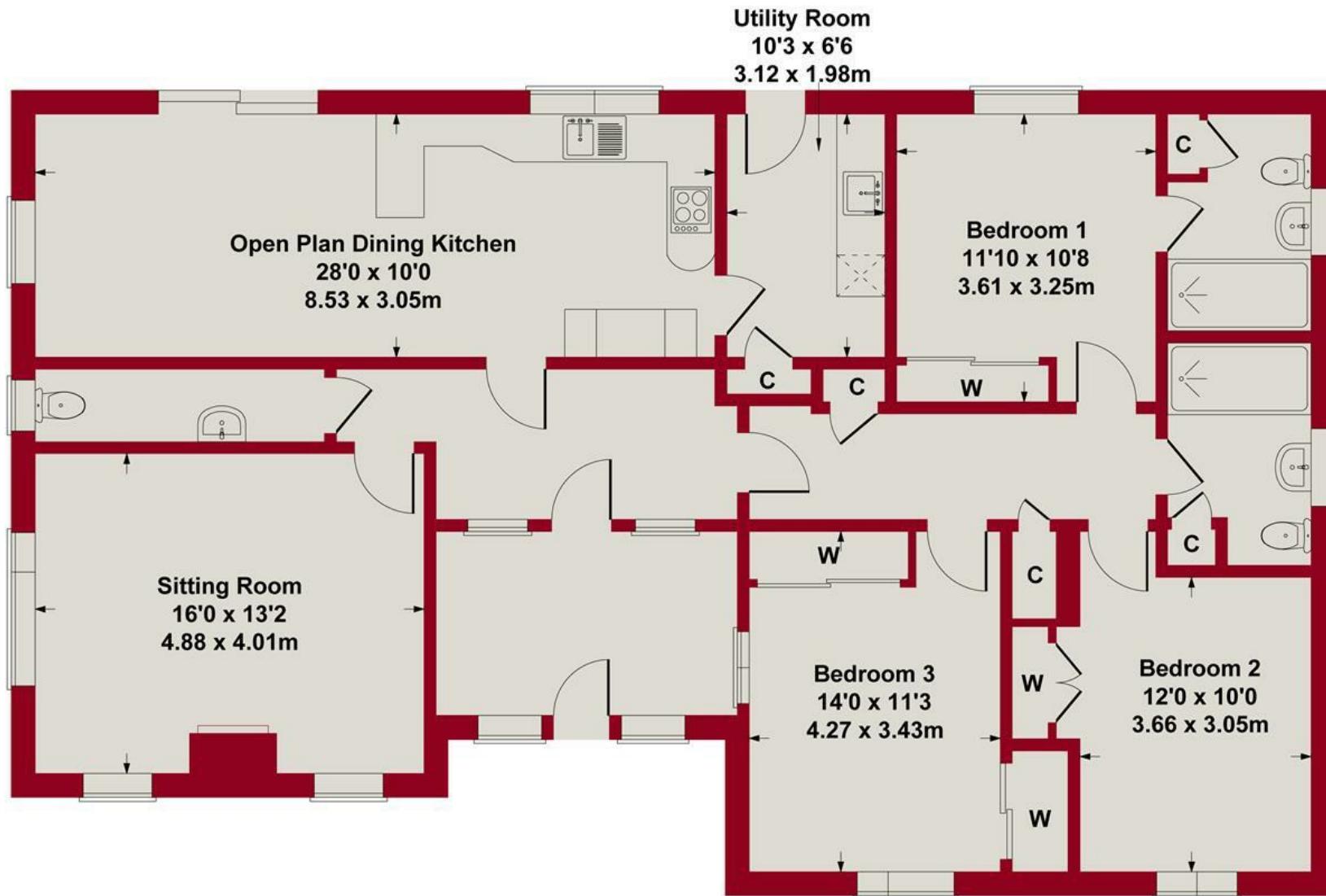












## GROUND FLOOR

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.



		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	

		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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