

FOR SALE

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**8 THE WICKETS, BOTTESFORD, BOTTESFORD,
LEICESTERSHIRE NG13 0HW**

£480,000

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“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

Ideal for those who enjoy the relaxing sound of leather on willow or those who enjoy a southerly facing a well stocked colourful garden with rural open views across the neighbouring land towards Belvoir Castle on the hill.... beautifully silhouetted at night!

Luxury additions include the tiled and wood effect flooring to the ground floor, immaculate kitchen, HIVE system operating the central heating and hot water, the creation of a side access door to the DOUBLE GARAGE with a Greenhouse and Potting shed at the rear,

Double garage and parking for four cars. Large south-facing garden with plenty of sunshine and wonderful views.

This impressive five bedroomed detached and executive home features a very spacious lounge (ideal for the larger family) with double doors leading to the rear patio, a downstairs W.C., a separate dining room or snug with excellent lighting throughout and a beautiful open plan kitchen / family room with double doors leading onto the large and southerly facing private rear garden and a separate utility room.

Moving up to the first floor you will find the Master Bedroom with dressing area and separate en-suite bathroom with shower enclosure, two further double bedrooms; one being served by an en-suite shower room and the other by the main family bathroom. To the second floor are two further double bedrooms with a shower room to share.



DIRECTIONAL NOTE Leaving Bingham via Grantham Road, turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turn signposted to Bottesford. Continue along the bypass and take the next left turn into Bottesford onto Belvoir Road. Continue for some 500 yards until turning right into The Wickets development on the right. Follow the road around to the left and then bear right into The Wickets as you see the Cricket Pitches ahead of you and Number 8 will be found on the right hand side just before the adjacent open fields.

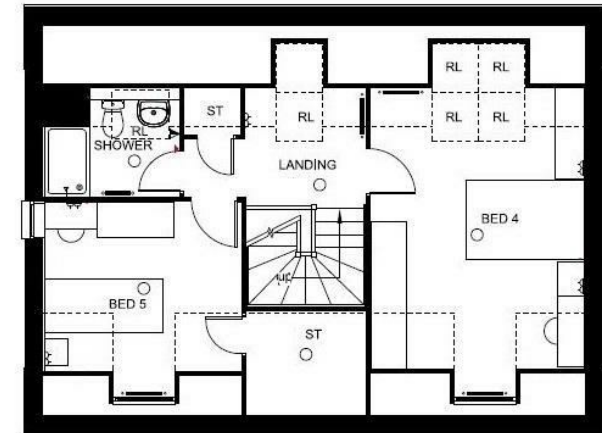
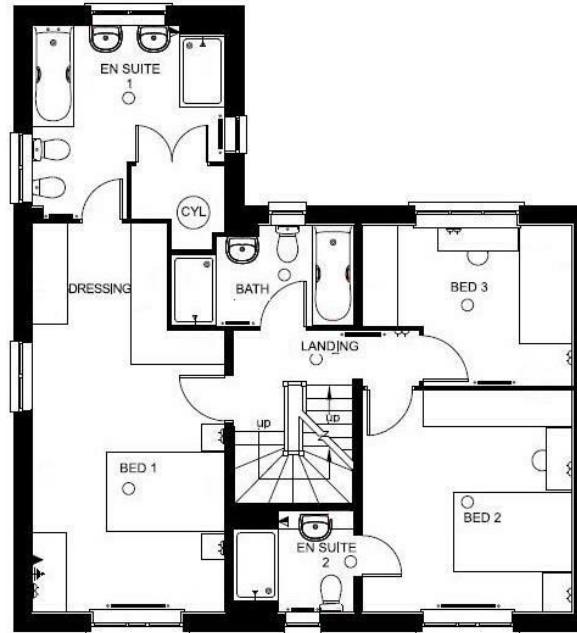
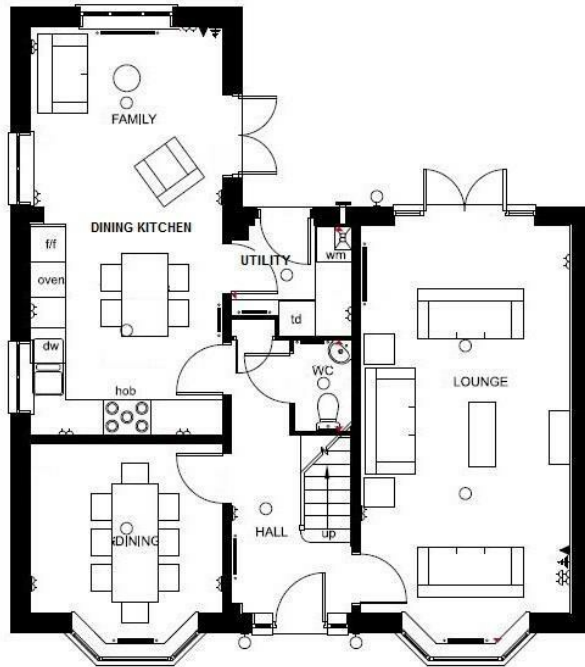
For Sat Nav use Post Code: NG13 0HW

Council Tax Band

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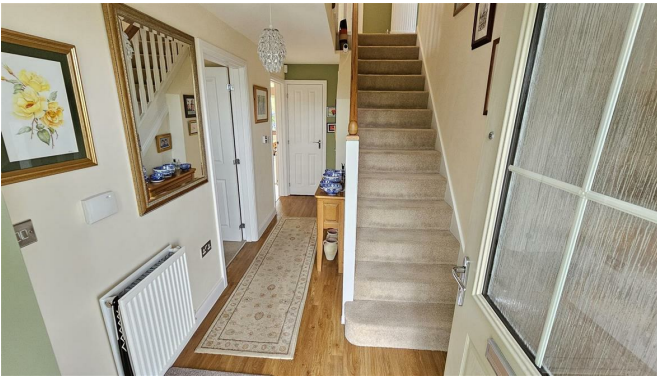
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



The larger of the top floor rooms is both light and airy as well as full of character with niches, alcoves and velux windows; with magnificent views (possibly the best in the house) across the neighbouring land towards Belvoir Castle on the hill.... beautifully silhouetted at night! Southerly facing gardens to the rear – with plenty of sunshine and blue skies... and positioned with open views of the Village Cricket Ground - ideal for those who enjoy the relaxing sound of leather on willow!

17 miles from Nottingham and 8 miles from Grantham, Bottesford enjoys easy access to the A52 and A1. It also has a train station with direct links to Nottingham and Grantham; from where the East Coast Mainline to London takes approx. 1 hour 10 minutes. The village has regular bus services to Nottingham, Melton Mowbray, Bingham and Grantham. The village of Bottesford is well equipped with local amenities including primary and junior schools, doctors surgeries, pharmacy, village stores and takeaways, two restaurants, a village pub, library, village cricket, football, badminton and bowls clubs and other activities that run from the local schools.



A double glazed entrance door into the

ENTRANCE & RECEPTION HALLWAY

with wood effect flooring and central heating radiator. Timber staircase to the first floor with feature oak banister and newel tops. Useful storage cupboard for ironing board / vacuum cleaner.

DINING ROOM / SNUG

11'2 x 10'8 (3.40m x 3.25m)

with double glazed bay window to the front. Central heating radiator.

LOUNGE

23'9 x 11'8 (7.24m x 3.56m)

A dual aspect room having double glazed bay window to the front and double glazed French doors to the large patio area of the southerly facing rear garden. There are two radiators and a contemporary wall mounted electric fireplace.





CLOAKROOM / W.C.

with a two piece white suite comprising of low level WC and a pedestal wash hand basin, single panel radiator. Extractor fan. Wood effect flooring.

KITCHEN / BREAKFAST / FAMILY ROOM

22'8 x 10'0 (6.91m x 3.05m)

The kitchen is fitted with light cream coloured base and wall mounted units with stainless steel bar handles and Butcher's Block effect roll top work surface and tiled splashback. Integrated appliances include AEG stainless steel double oven, Lamona ceramic hob with canopy extractor fan over, fridge and freezer, dishwasher, central heating radiators and Amtico flooring throughout. Recessed lighting.



Door to the Utility Room and double glazed windows to two elevations.





UTILITY ROOM

with matching kitchen units and work surface, with plumbing for a washing machine, single panel radiator, half glazed door leading to the large patio area of the rear garden and a continuation of the Amtico flooring.

SITTING AREA - SNUG

with double glazed French doors to the large patio area of the southerly facing rear garden.





LANDING

Timber staircase to the first floor with feature oak banister and newel tops.

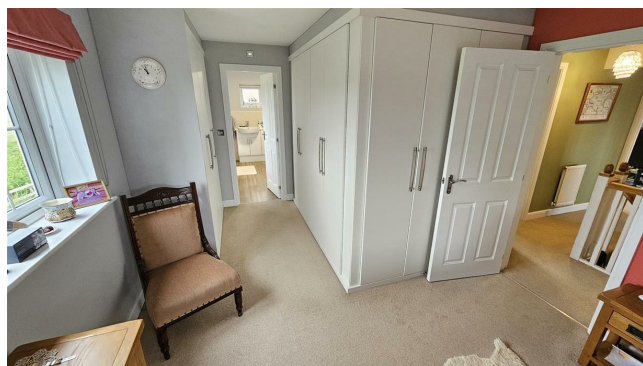
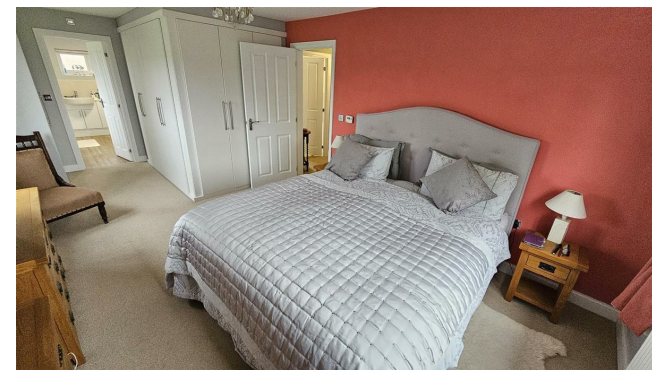
MASTER BEDROOM

15'6 x 10'8 (4.72m x 3.25m)

A light and airy room dual aspect room with double glazed windows to the front and side overlooking the adjoining open fields with wonderful views. Central heating radiator and a separate thermostatic room control.

DRESSING AREA

with a range of fitted wardrobes with interior shelving and hanging rails. A door leading to the en-suite bath / shower room.





EN-SUITE BATH & SHOWER ROOM

with white six piece suite comprising a fully tiled shower cubicle with glass shower screen and power shower, low level W.C., bidet, his and hers wash hand basins with cupboards under, large panelled bath. The room is heated by a vertical towel rail and there is larger than average airing cupboard with large cylinder. Double glazed windows to three elevations. Complementary tiling to the walls and wood effect flooring.

BEDROOM 2

12'3 x 11'8 (3.73m x 3.56m)
with a double glazed window to the front, a run of double wardrobes and a central heating radiator.



EN-SUITE SHOWER ROOM

with white three piece suite comprising a fully tiled shower cubicle with glass shower screen and power shower, low level W.C. and wash hand basin set within a vanity unit with cupboard under. The room is heated by a vertical, stainless steel, towel rail.





BEDROOM 4

11'8 x 9'0 (3.56m x 2.74m)

with double glazed windows to the rear elevation overlooking the garden and with views of Belvoir Castle on the hill. Wardrobe recess, central heating radiator.

FAMILY BATHROOM & SHOWER

Featuring a four piece contemporary white suite comprising a panelled bath, walk in shower with a glass shower screen and thermostatic shower, wash hand basin with mixer tap, low level W.C. Chrome towel radiator and double glazed window overlooking the rear. Half height tiling.





SECOND FLOOR LANDING

Timber staircase to the second floor with feature oak banister and newel tops. There is a cupboard which then leads to an into the eaves storage room. Two sets of double glazed velux windows with fitted blinds and panel doors to bedrooms five and three and shower room.... the perfect location for the comfy reading chair for those who enjoy those peaceful moments of uninterrupted serenity!

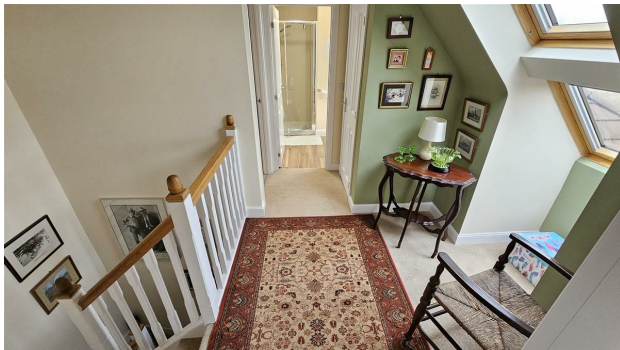
BEDROOM 3

15'6 x 11'6 (4.72m x 3.51m)

A beautiful and interesting room with nooks and crannies, pitches, niches and windows. Loft access and two central heating radiators.



Four double glazed velux windows with fitted integral blinds to the rear with stunning views that change with the seasons across the neighbouring land... with views of Belvoir Castle on the hill - beautifully silhouetted at night!





SHOWER ROOM

with white three piece suite comprising a fully tiled shower cubicle with glass door, low level W.C. and pedestal wash hand basin. The room is heated by a vertical, stainless steel, towel rail and there is a double glazed window to the rear elevation. Double glazed velux window.

BEDROOM 5

10'6 x 9'2 (3.20m x 2.79m)

with double glazed windows to the front, central heating radiator and useful into the eaves storage cupboard.





OUTSIDE

To the front of the property there is a well stocked shrub planted garden with side driveway providing ample off road parking for four vehicles and leading to a **DOUBLE GARAGE** with side access door to the rear garden. To the rear is a larger than average and fully enclosed garden with a large patio which is perfect for those who enjoy al fresco dining during those balmy summer evenings.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

