

FOR SALE

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**WOODLAND HOUSE, 19 HOOPERS CLOSE,
BOTTESFORD, LEICESTERSHIRE NG13 0FH**

£495,000

WOODLAND HOUSE, 19 HOOPERS CLOSE, BOTTESFORD, LEICESTERSHIRE NG13 0FH

A much extended ground floor accommodation has created an enviable home with plenty of rooms for the growing family that needs space, space and more space... perfect for those who enjoy entertaining or need the extra space due to changes in 'working from home' requirements..

The spacious accommodation comprises an initial reception hallway with ground floor cloakroom off to one side, a fully fitted Magnet breakfast kitchen, with a well proportioned lounge that is open plan to the dining area, a 24'0 x 14'0 Conservatory overlooking the rear garden, with a Home Office / Study completing the spacious ground floor.

The first floor landing gives access to the four generous bedrooms (3 doubles and a single), the Master having an en-suite shower room and there is a further separate large family bathroom with a three piece suite.

The property occupies the largest plot on the Development with a large driveway providing off road car standing for 4 vehicles, whilst the rear garden is mainly laid to lawn, being of a considerable size and offering plenty of space for outdoor dining within the extended patio area.

Bottesford is a very highly sought-after village being the largest in the Vale of Belvoir and offering a wealth of local amenities including primary and secondary schools, a good range of local shops, doctors surgery, dentist and a number of pubs and restaurants. The village is conveniently located about 7 miles from Grantham and about 20 miles east of Nottingham and 16 miles north of Melton Mowbray. Grantham and Nottingham provide good road links to both the A1 and M1 and Grantham Station to Kings Cross in only a 1 hour and 10 minute journey.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse View Care Home on the right. At the T junction turn left onto the A52. Pass the turnings to Whatton and Aslockton on the left. Continue for some distance eventually passing through Elton. Turn next left as directed to Bottesford. On entering the village proceed into the centre and turn right just prior to the Convenience Store into Barkestone Lane. Turn left into Hoopers Close and then right at the T junction where this particular property will be found on your left hand side; easily identified by the Hammond Property Services For Sale sign.

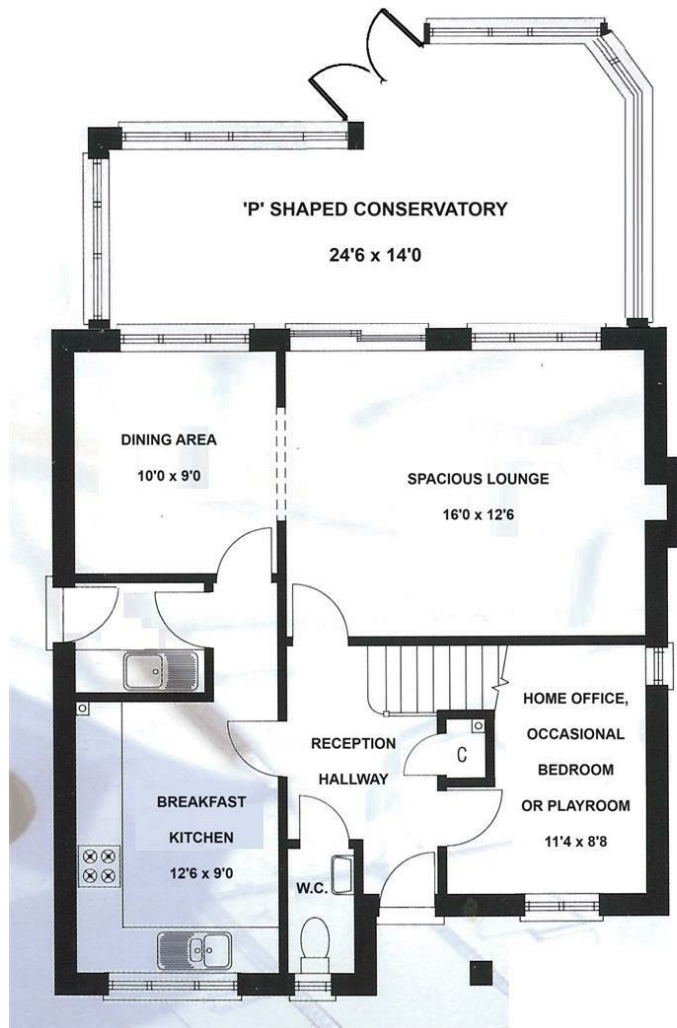
For Sat Nav use Post Code: NG13 0FH

Council Tax Band

E

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	





Hardwood entrance door with leaded lights through to

RECEPTION HALLWAY

with stairs to the first floor landing. Central heating radiator. Cloakroom and separate storage cupboard.

BREAKFAST KITCHEN

12'6 x 9'0 (3.81m x 2.74m)

A Magnet Kitchen with a range of flush fronted base and wall mounted units with work surface over, inset one and a half sink and drainer with swan-head mixer tap, NEFF built-in electric fan assisted ovens, NEFF four ring gas hob with extractor fan over and deep pan drawers under, integrated dishwasher, tiled flooring, inset ceiling spotlights, space for an American style fridge freezer, uPVC double glazed window overlooking the front garden, doors leading through to the Utility Room and the Dining Area.





UTILITY ROOM

with plumbing for automatic washing machine and dryer, tiled flooring, a Worcester Bosch wall mounted Gas fired boiler (Fitted March 2024). Double glazed door to the larger than expected lawned side garden.

LOUNGE AREA

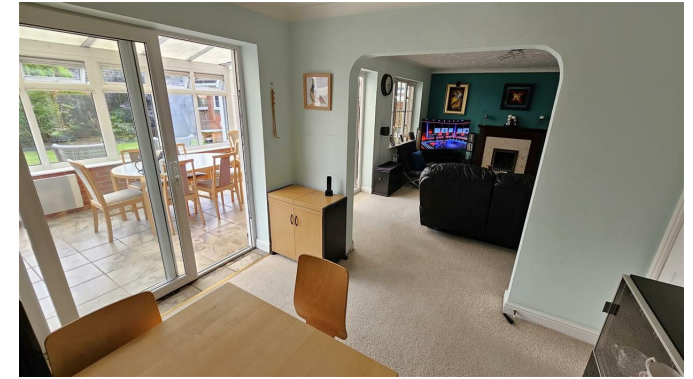
16'0 x 12'6 (4.88m x 3.81m) with central heating radiators, feature fireplace. Double glazed windows to the rear. Open archway to the





DINING AREA

10'0 x 9'0 (3.05m x 2.74m)
with double glazed patio doors to the
Conservatory.





CONSERVATORY

24'6 x 14'0 (7.47m x 4.27m)

A lovely addition to this property being of uPVC double glazed construction with tiled flooring, uPVC double glazed full opening double doors leading out to the very private and extensive rear garden. Ceiling fan. Electric wall heater.



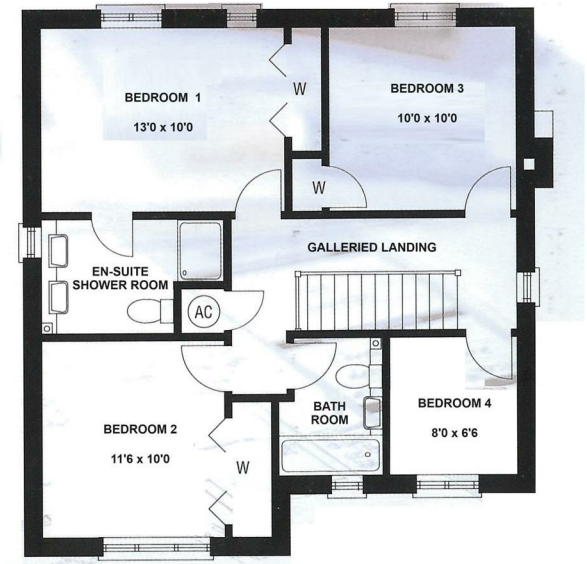
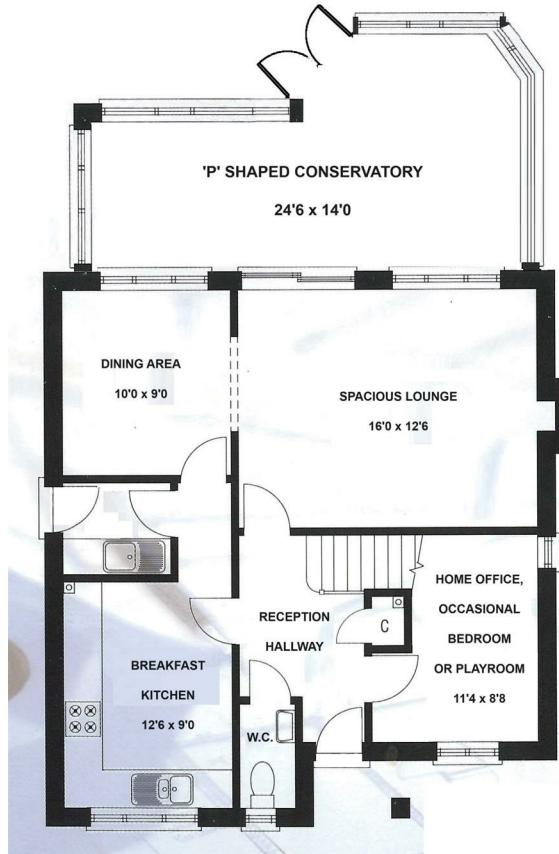


CLOAKROOM

with two piece suite comprising low flush W.C. and wash hand basin. Central heating radiator and a double glazed window.

HOME OFFICE / PLAYROOM

11'4 x 8'8 (3.45m x 2.64m) with a central heating radiator and two double glazed windows to the front and side.





GALLERIED LANDING

with double glazed window. Access to the part-boarded loft space with light. Central heating radiator.

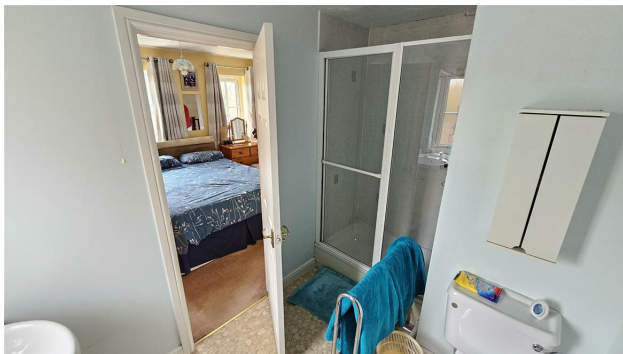
BEDROOM 1

13'0 x 10'0 (3.96m x 3.05m)

Built-in double wardrobes to one wall, uPVC double glazed window to the rear elevation, central heating radiator and door to

EN-SUITE SHOWER ROOM

with a three piece white suite comprising low level W.C., 'his and hers' wash-basins with cupboards under, a shower enclosure, extractor fan, central heating radiator, inset ceiling spotlights and uPVC double glazed obscure glass window to the side elevation





BEDROOM 2

11'6 x 10'0 (3.51m x 3.05m)

Built-in double wardrobes to one wall, uPVC double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

with a three piece white suite comprising low level W.C., pedestal wash basin and large shaped bath with shower over and screen, tiling to walls and floor, extractor fan, inset ceiling spotlights, uPVC double glazed obscure glass window to the front elevation.

BEDROOM 3

10'0 x 10'0 (3.05m x 3.05m)

A further double bedroom with a UPVC double glazed window to the rear elevation, a wardrobe cupboard and a central heating radiator.

BEDROOM 4

8'0 x 6'6 (2.44m x 1.98m)

UPVC double glazed window to the front elevation and a central heating radiator.





OUTSIDE - FRONT

To the front of the property there is an extensive block paved driveway providing off street parking for 4 vehicles and leading to the Garage with an electric car-charging point, a lawned area with barking chippings to the established planted area for ease of maintenance. To the GARAGE there is a remote controlled roller-shutter up and over garage door with a further door to the side. Both power and light to the Garage.





OUTDOOR - REAR

To the rear of the property is an extensive garden with a wider than average flagstone patio area ideal for entertaining family and friends, leading onto a neat and tidy shaped lawn with inset mature shrub borders, enclosed to all sides and pedestrian access leading to the front. This area is perfect for those who enjoy alfresco dining during those balmy summer months. The large plot extends to the side of the property and an outdoor socket has been fitted.

