

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**5 GREEN LANE, EASTHORPE, BOTTESFORD,
LEICESTERSHIRE NG13 0DW**

£580,000

Constructed in 2021 and immaculately-presented throughout, this beautifully presented home is located within a private gated development of only 6 houses, offering peace-of-mind amidst beautiful surroundings. Its prime location is just a short walk from the heart of Bottesford, where a variety of shops, village amenities, schools and the train station are easily accessible.

A home for those wishing to exchange the sound of city life and sirens for the relaxation of bird song.

From entering the front door, the reception hallway leads into the best open plan living / dining kitchen that we have seen this year which is well lit by two sets of bi-fold doors that lead into the very private and southerly facing rear garden and Velux-style windows within the vaulted ceiling. The fully integrated kitchen is equipped with a feature island with a Caple induction hob with extractor fan, Caple oven, microwave, dishwasher and a boiling water tap.

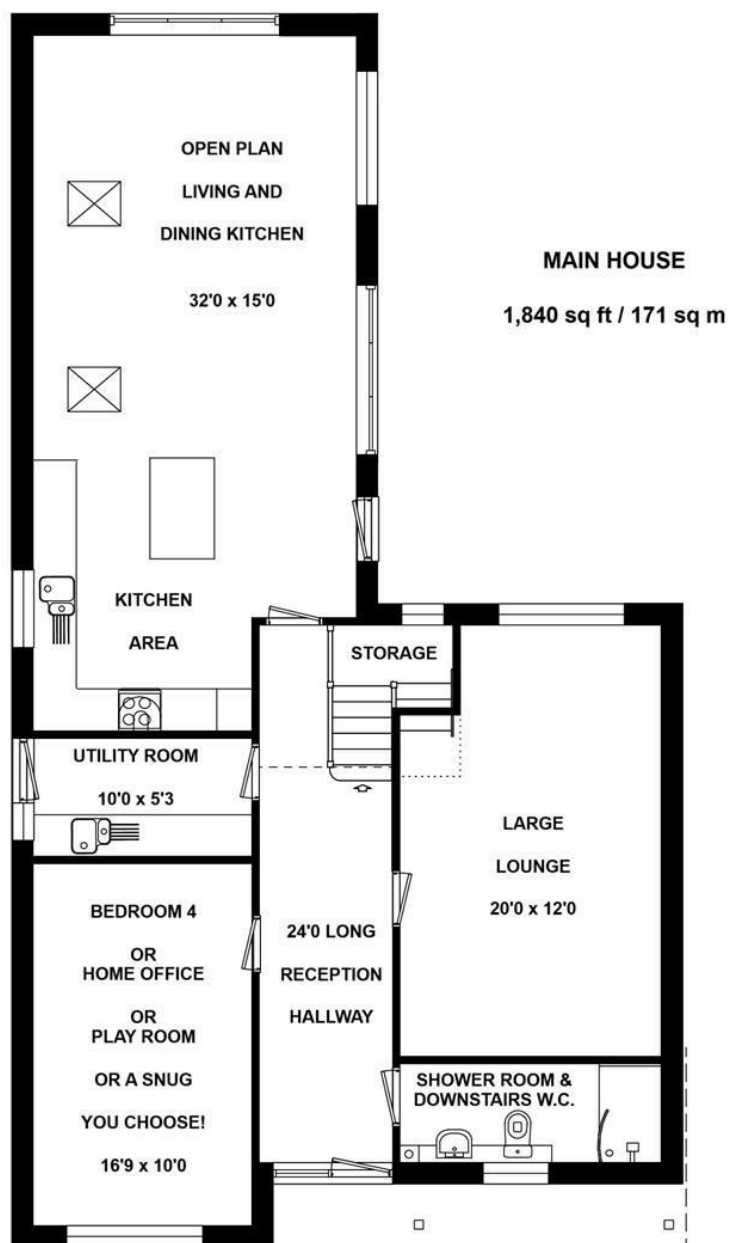
The large lounge creates the ideal separate living space whilst you can choose how to use the additional Bedroom? Home Office? Play Room? Or Snug? This, along with a modern shower room, offers the possibility for self-contained living on the ground floor for parents, teenagers or regular guests. Comfort is ensured with underfloor heating across the ground floor, controlled by a multi-zone thermostat. The separate utility room adds convenience with its wine cooler and space for laundry essentials.

To the first floor are the three further double bedrooms, with the main bedroom boasting wardrobes within the dressing area and an en-suite shower room. The family bathroom features a four-piece suite, including a separate shower cubicle and bath for the wallowers amongst us.

This home is not only visually appealing but also prioritizes security and efficiency, featuring a burglar alarm system, CCTV, an air-source heat pump, solar panels and a chargeable battery. The Energy Rating for the property is 91 B.... 1 off an A Rating!

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The rear garden is both southerly facing and enjoys much privacy with different sun-trap patios from which to enjoy your morning coffee as the sun rises to the perfect vantage point as the sun sets with the last drops of Merlot. Sensibly, external lighting, power, water and a timber shed have all been included whilst the driveway at the front offers ample off-street parking for both residents and guests.

Continuing the sense of both privacy and security, this exclusive development features gates which can be remotely controlled as well as from within the home with a two-way speaker system. An agreed amount of £60 a month is paid by each owner of the 6 properties within the Development to cover the communal areas, the lighting and gates etc.

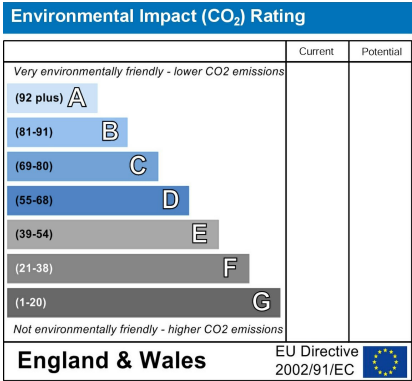
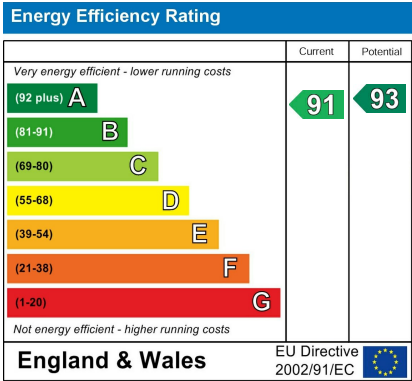
Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which a very highly sought-after village being the largest in the Vale of Belvoir and offering a wealth of local amenities including primary and secondary schools, a good range of local shops, doctors surgery, 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.

Being within the Vale of Belvoir, Belvoir Castle itself and the adjacent Engine Yard are just a few minutes away, providing a delightful new food and retail development, with its eclectic array of exclusive shops, including a deli, butchers, boutique, garden centre, well-being and beauty spa as well as The Fuel Tank cafe/restaurant & The Balloon Bar – an enchanting Gin bar.

Schools - There are a range of schools nearby, including Redmile Primary school and the highly regarded Grammar schools at Kings, and KGGS, in nearby Grantham. Further highly respected local schools include Priory Belvoir Academy in Bottesford and 6th Form College in Melton Mowbray.

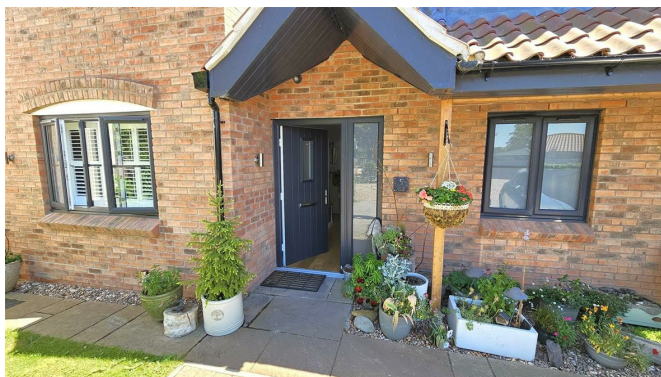
DIRECTIONAL NOTE Leaving Bingham on Market Street turn left onto Long Acre and follow the road round to its junction with the A52. Turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and pass the first and second left turnings into Bottesford. Take the left hand turn as signposted Easthorpe 1/4 mile. Continuing along the bypass take the second left turn signposted to Bottesford onto Castle View Road which becomes Manor Road. Turn left onto Green Lane as continue to the end where you will find the Security Gate. Please press Number 5 on the control panel and the gates will be opened for you. Continue long the private drive and Number 5 will be found on the right hand side. Please park on the driveway of Number 5 for your viewing.

For Sat Nav use Post Code: **NG13 0DW**



Council Tax Band **F**





An open fronted porch with a composite entrance door which leads through to the

RECEPTION HALL

A delightful and spacious area with oak flooring and a dog-leg staircase rising to the first floor, useful understairs storage cupboard, recessed downlighters and door to the feature

OPEN PLAN LIVING / DINING KITCHEN

32'0 x 15'0 (9.75m x 4.57m)

Underfloor heating throughout.





BREAKFAST KITCHEN

15'3 x 10'3 (4.65m x 3.12m)

well lit by two sets of bi-fold doors that lead into the very private and southerly facing rear garden and Velux-style windows within the vaulted ceiling. The fully integrated kitchen is equipped with a feature island with a Caple induction hob with extractor fan, Caple oven, microwave, dishwasher and a boiling water tap. Underfloor heating.

LIVING AND DINING AREA

with bi-fold doors leading to the very private patio area to the rear, recessed lighting and a vaulted ceiling. Underfloor heating.

LARGE LOUNGE

20'0 x 12'0 (6.10m x 3.66m)

with a double glazed window overlooking the rear garden. Underfloor heating.





BEDROOM 4 / HOME OFFICE OR PLAY ROOM

16'9 x 10'0 (5.11m x 3.05m)
with a double glazed window to the front elevation.
Underfloor heating.

UTILITY ROOM

base units with stainless steel sink unit, plumbing for washer, double glazed window and door to the side elevation.

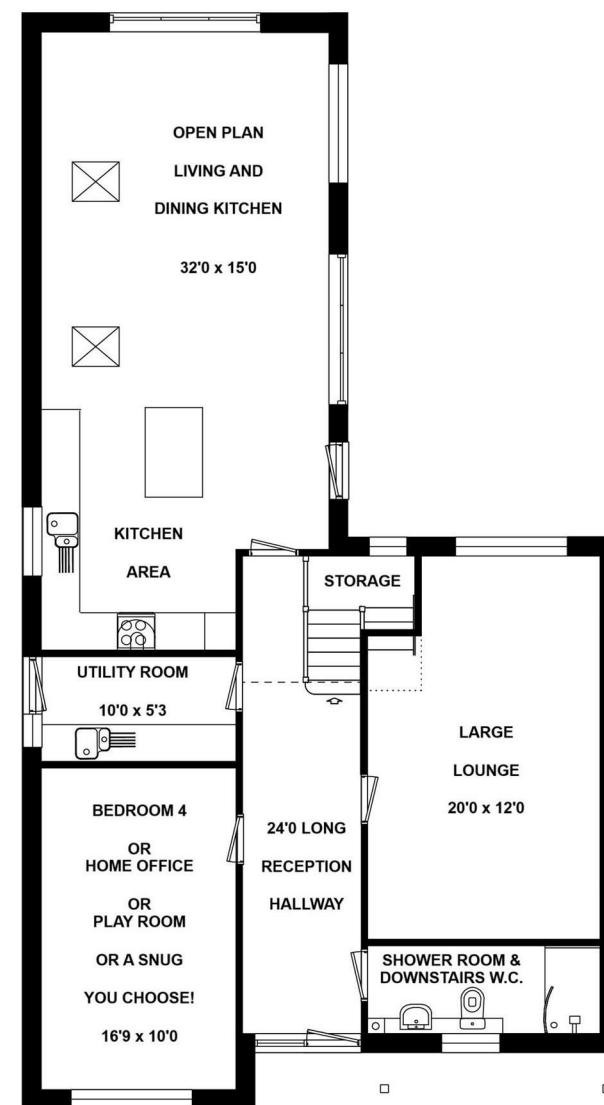
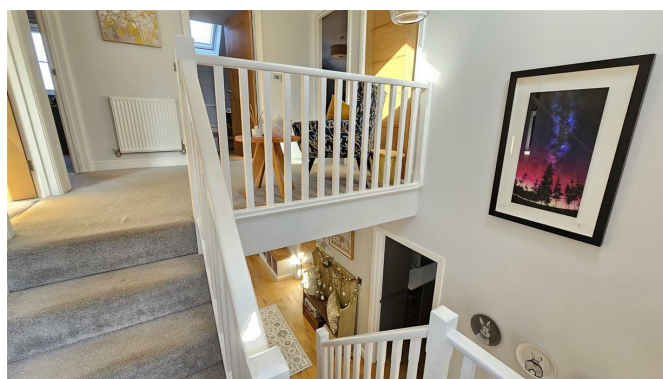
DOWNSTAIRS SHOWER ROOM & W.C.

with a contemporary white suite comprising a walk-in shower enclosure, low flush W.C., wall mounted wash hand basin, half-height tiling, contemporary chrome heated towel radiator, downlighters to the ceiling and a double glazed and obscure window to the front elevation.

RETURNING TO THE ENTRANCE HALL A FLIGHT OF DOG-LEG STAIRS PROVIDES ACCESS TO THE:

FIRST FLOOR LANDING

with a central heating radiator, airing cupboard, a velux window within the vaulted ceiling and doors leading to all rooms.



MASTER BEDROOM

21'6 x 10'0 (6.55m x 3.05m)

A spacious double bedroom with window to the front. A central heating radiator and a dressing area with fitted wardrobes.

EN-SUITE SHOWER ROOM

10'3 x 8'3 (3.12m x 2.51m)

with a contemporary white suite comprising a walk-in shower enclosure, low flush W.C., wall mounted wash hand basin, splashback tiling, contemporary chrome heated towel radiator, downlighters to the ceiling and a double glazed velux window to the rear elevation.

BEDROOM TWO

14'2 x 9'4 (4.32m x 2.84m)

with a central heating radiator and a double glazed window to the front elevation. TV point, built in double wardrobes and a UPVC double glazed window to the front elevation.





FAMILY BATH & SHOWER ROOM

with a contemporary four piece white suite comprising panelled bath with separate corner shower enclosure, wall mounted wash hand basin, low flush W.C., chrome contemporary heated towel radiator, double glazed velux window to the front elevation.

BEDROOM THREE

10'6 x 9'6 (3.20m x 2.90m)

with a central heating radiator and a double glazed window to the rear elevation.

OUTSIDE - FRONT

Continuing the sense of both privacy and security, this exclusive development features gates which can be remotely controlled as well as from within the home with a two-way speaker system. The property occupies a lovely position towards the end of the private cul-de-sac and includes a delightful open plan and fully landscaped garden to the fore with easy maintenance being at the forefront of the designer's mind. The block paved driveway provides ample car standing spaces.

OUTSIDE - REAR

To the rear is a beautifully landscaped and fully enclosed private garden - a wonderful haven. Again it is laid to lawn with an extended patio and mature shrub and fence borders affording the property a high degree of privacy. Both well-stocked and well-designed, with ease of maintenance in mind, the patio area is perfect for those who enjoy entertaining with family and friends in al fresco dining during those balmy summer evenings and relaxing views across the rear boundary to foliage of neighbouring trees... quite idyllic.

