



**Hammond**  
Property Services

FOR SALE BY  
**AUCTION**

**01949 87 86 85**

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**WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!**

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**23 STATION ROAD, BOTTESFORD,  
LEICESTERSHIRE NG13 0EB**

**BY AUCTION £335,000**



AUCTION - A huge house with the option from Planning Permission for a new build in the garden... or simply a large garden!!


This one has the lot... POSITION (within walking distance from the centre of Bottesford), SETTING (mature shrubs and boundary trees ensure a wonderful feeling of privacy, AND PLOT (in the region of 0.25 acres, large enough to have enabled Planning Permission to be granted for a further Bungalow in the gardens or for the reinstatement of the wonderful landscaped garden that was laid many years ago... you can clearly see the shaping and groundworks).

Enjoying a very mature and sizeable plot, this type of property rarely comes to the market, with the family having enjoyed many happy years at Number 23; hence the well-stocked and lovingly created garden over many years that provide a wonderful array of colour and texture throughout.

Charming homes with plenty of character and within a stroll of the Village centre seldom appear on the market ! However, when they do, interest is always intense; especially when they are ripe for someone with imagination and flair to create a beautiful family home with a sympathetic scheme of modernisation and upgrading. There are high ceilings and plenty of character with many original features still in place and with 1,400sqft of accommodation, this is very much a blank canvas for the right buyer. The property is being offered with NO CHAIN and a speedy completion for the right buyer.

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LEICESTERSHIRE NG13 0EB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	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

**\*\*\* MODERN METHOD OF AUCTION \*\*\*** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The Auction End Date is scheduled for 2.00pm on Thursday 12th February 2026.

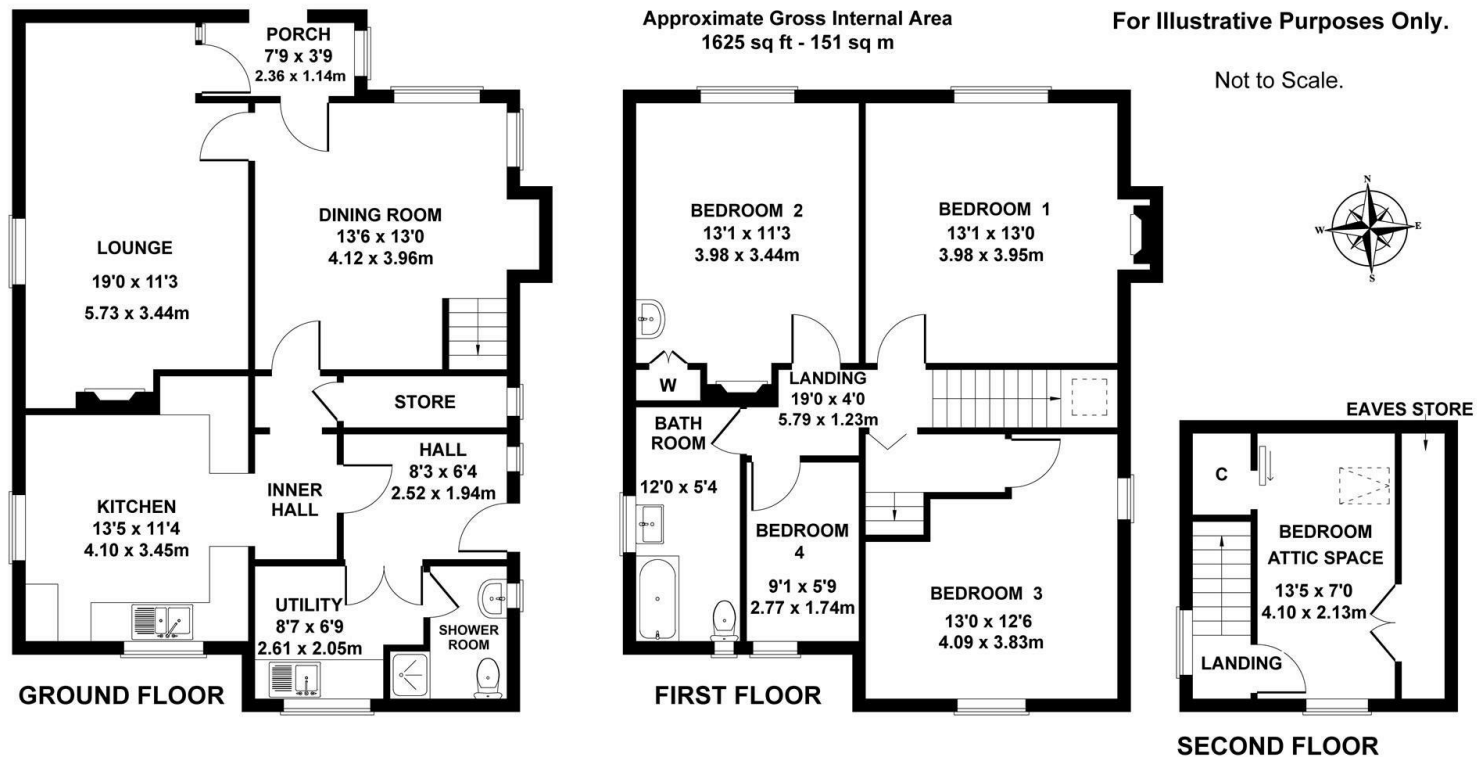
For more details of the Auction and bidding process, please follow this link.

<https://www.iamsold.co.uk/property/6ba83b028c4744cca477894c352da38f/>

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



In addition to the main dwelling, the property has planning approval granted in October 2024 by Melton Borough Council under application number 24/00543/FUL for an interesting, self build, detached, single storey home designed with very much a contemporary look to create an individual property which, under the current plans, would extend to around 1,000 sq.ft. Although this may offer potential for a future purchaser to split the site it could also be opened up to a wider market, possibly for families with dependent relatives, or extended families, who may look to amalgamate the site, making use of both the main period home as well as the planning approval at the rear.

Further details can be found on Melton Borough Council's planning portal under the above application.



# BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

## ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

## DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

## IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

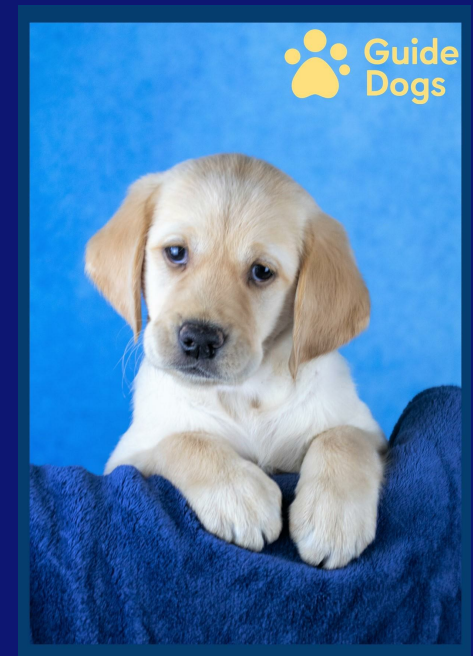
## REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

## Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.







### **POSITION, SETTING & PLOT**

The property occupies a fantastic, well proportioned, established plot which, in its current layout, provides gardens to four sides set back from the lane behind a picket fenced frontage with leylandii hedging and adjacent driveway providing off road car standing for numerous vehicles. We understand from the vendors, located within the frontage is a freshwater well.

The gardens lie to all sides, the predominance being to the southerly aspect being mainly laid to lawn with well stocked perimeter borders having an abundance of trees and shrubs. The property does however benefit from planning permission granted to split the garden, creating a building plot at the foot with a proposal for a single storey, contemporary dwelling with access on the easterly side leading off Station Road. Even with the building completed, this will still leave a relatively generous garden by modern standards for the original dwelling and clearly suggests the considerable potential of the site.







A period style glazed entrance door with leaded side light leads through into:

### **ENTRANCE HALL**

8'3 x 6'4 (2.51m x 1.93m)

with a central heating radiator, cloaks hanging space, stripped pine skirtings and architraves and further doors leading to:

### **UTILITY ROOM**

8'6 x 6'9 (2.59m x 2.06m)

is currently fitted with wall and base units having stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliances, window to the front and further door leading through into the

### **SHOWER ROOM**

a suite comprising shower enclosure with wall mounted electric shower, close coupled WC and wall mounted washbasin, central heating radiator and window to the side.

**From the entrance door, a further door leads into**

### **INNER HALLWAY**

stripped skirtings and architrave, under stairs storage cupboard and an open archway leading through into:







### **KITCHEN**

13'6 x 11'4 (4.11m x 3.45m)

a dual aspect with window to the front and side, fitted with a range of wall, base and drawer units with wood trimmed preparation surfaces and built in dresser unit, having stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing gas or electric cooker, central heating radiator and wall mounted gas central heating boiler.

### **SITTING / DINING ROOM**

13'6 x 13'0 (4.11m x 3.96m)

A versatile reception space which would have been the formal entrance hall and provides a delightful room which benefits from a south to westerly aspect with views into the rear garden. The room offers a wealth of character having attractive period stripped pine fire surround and mantel with tiled inserts and solid fuel stove, stripped pine skirtings, architrave and picture rail, turning staircase rising to the first floor landing, central heating radiator, windows to the front and side elevation and a main entrance door leading through into:







### **STORM PORCH**

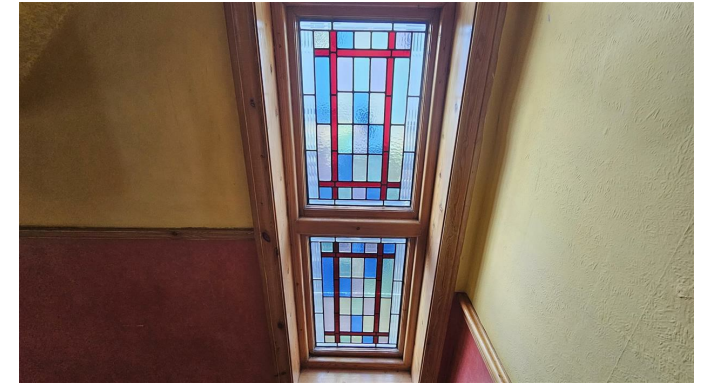
A useful enclosed storm porch having glazed arched frontage and sliding door leading into the rear garden.

Returning to the sitting/dining room a further door leads through into:

### **LOUNGE**

19'0 x 11'3 (5.79m x 3.43m)

A pleasant reception space benefitting from a dual aspect including attractive walk in bay window overlooking the rear garden, having corniced ceiling, picture rail, deep skirtings, attractive period fire surround and mantel with tiled inserts and hearth and open grate, useful alcove to the side and two central heating radiators.1



**BINGHAM'S COMMUNITY ESTATE AGENT**

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From the sitting/dining room a turning staircase rises to

### **FIRST FLOOR LANDING**

access to loft space above, deep skirting and architraves and stripped pine doors leading to:

### **BEDROOM 1**

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

benefits from a southerly aspect into the rear garden having period fireplace, deep skirtings, picture rail and central heating radiator.

### **BEDROOM 2**

13'0 x 11'3 (3.96m x 3.43m)

with a southerly aspect into the rear garden with attractive period fireplace, alcove to the side which houses the airing cupboard, washbasin, deep skirtings and architrave, picture rail and central heating radiator.







### **BATHROOM**

a suite comprising panelled bath with chrome mixer tap and integral shower handset, WC and pedestal washbasin, combination towel radiator and obscured glazed window.

### **BEDROOM 3**

13'0 x 12'6 (3.96m x 3.81m)

An L shaped double bedroom benefitting from a dual aspect having windows to the front and side, deep skirtings and central heating radiator.

### **BEDROOM 4 / HOME OFFICE**

9'0 x 5'9 (2.74m x 1.75m)

an excellent first floor office or dressing room having deep skirtings, picture rail, central heating radiator and window to the front.



Returning to the first floor landing a bifold door leads to

### **INNER LANDING**

As well as leading to Bedroom 3, there is a staircase rising to the

### **SECOND FLOOR LANDING**

window to the side and a further door leading through into the

### **ATTIC SPACE**

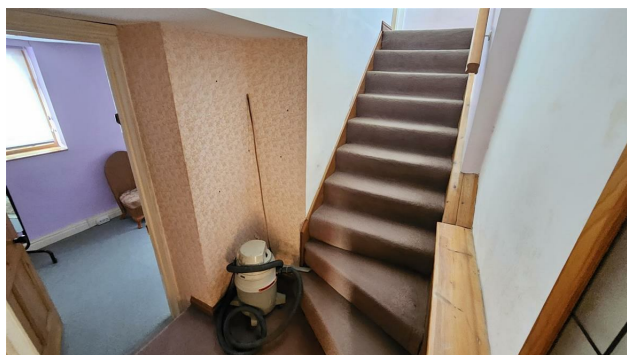
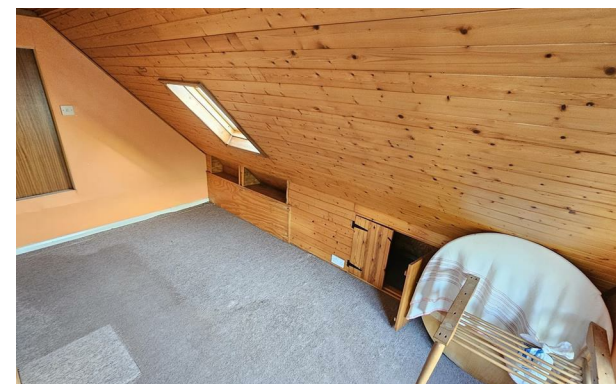
13'6 x 7'2 (4.11m x 2.18m )

A versatile room providing excellent storage or alternatively could possibly offer potential as a second floor office having limited head height but with tongue and groove panelled pitched ceiling, inset skylights, additional window to the front, under eaves storage and a further door leading through into:

### **ROOF VOID**

16'0 x 10'0 into the eaves (4.88m x 3.05m into the eaves)

Providing a good level of storage having been boarded, with pitched roof and skylight to the side.







### **OUTSIDE - FRONT**

The property occupies a fantastic, well proportioned, established plot which, in its current layout, provides gardens to four sides set back from the lane behind a picket fenced frontage with leylandii hedging and adjacent driveway providing off road car standing for numerous vehicles. We understand from the vendors, located within the frontage is a freshwater well.







### OUTSIDE - REAR

The gardens lie to all sides, the predominance being to the southerly aspect being mainly laid to lawn with well stocked perimeter borders having an abundance of trees and shrubs. The property does however benefit from planning permission granted to split the garden, creating a building plot at the foot with a proposal for a single storey, contemporary dwelling with access on the easterly side leading off Station Road. Even with this completed this will still leave a relatively generous garden by modern standards for the original dwelling and clearly suggests the considerable potential of the site.



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