



**4 Chapel Street, Bottesford, Leicestershire,  
NG13 0BY**

**No Chain £325,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached Home
- Potential For Single Storey Living
- Generous Open Plan Living/Dining Room
- Delightful Level Plot
- Southerly Rear Aspect
- Accommodation Over 2 Floors
- 3/4 Bedrooms
- Ground & 1st Floor Shower Room
- Ample Off Road Parking & Garage
- No Upward Chain

We have pleasure in offering to the market this deceptive, extended, semi detached home offering a versatile level of internal accommodation spanning two floors in the region of 1,270 sq.ft. and occupying a pleasant level plot with a good level of off road parking and a southerly facing garden at the rear.

This interesting home would suit a wide variety of prospective purchasers being large enough to accommodate families but would also appeal to professional couples or even those downsizing from larger dwellings and making use of its central village location, positioned within walking distance of the wealth of amenities. In addition the property has been extended to the rear to create what could potentially be a ground floor bedroom with adjacent shower allowing it to be utilised as a single storey dwelling if required. The property also has a well proportioned, open plan, dual aspect living/dining room and a fitted dining kitchen with a pleasant aspect into the rear garden all leading off a central hallway with a staircase rising to the first floor where there are three bedrooms, a modern shower room and separate WC.

In addition the property benefits from the majority UPVC double glazing and gas central heating and is offered to the market with no upward chain.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **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 OPEN FRONTED PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR AND, IN TURN, INTO THE:

### **MAIN ENTRANCE HALL**

11'4" x 9' (3.45m x 2.74m)

A well proportioned space having a staircase rising to the first floor landing with useful under stairs storage cupboard beneath, wood effect laminate flooring and further glazed internal doors, in turn, leading to:

### **MAIN SITTING/DINING ROOM**

23'5" x 12' (7.14m x 3.66m)

A well proportioned open plan reception benefitting from a dual aspect with a double glazed bay window to the front with a pleasant aspect across to an opposing green and bifold doors into a southerly facing garden at the rear; the focal point to the room is a chimney breast with feature alcove and raised slate hearth; wood effect laminate flooring and deep corniced ceiling.

### **DINING KITCHEN**

11'8" x 11'4" (3.56m x 3.45m)

A well proportioned space large enough to accommodate a small dining or breakfast table and having a pleasant southerly aspect into the rear garden. The kitchen is fitted with a modern range of wall, base and drawer units with brushed metal fittings and an L shaped configuration of laminate preparation surfaces; inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances include five ring stainless steel finish gas hob with chimney hood over, Bosch double oven, adjacent pull out larder unit, fridge, dishwasher and corner carousel unit; double glazed window to the rear and a further part glazed door leading through into:

### **INNER HALLWAY**

9'6" x 4'3" max (2'9" min) (2.90m x 1.30m max (0.84m min))

An L shaped space giving access into the rear garden and with furthers, in turn, leading to:

### **L SHAPED LOUNGE/GROUND FLOOR BEDROOM 4**

15'5" max x 11'9" max (4.70m max x 3.58m max)

A well proportioned L shaped room which offers a great deal of versatility, currently utilised as a second reception area but alternatively could provide a ground floor double bedroom making use of the adjacent ground floor shower, making it ideal as either a bedroom suite for those downsizing looking to use the property as a single storey dwelling or, alternatively would make an excellent suite for either extended families, teenagers or guests. The room having tongue and groove effect panelled ceiling and a double glazed window to the westerly side overlooking the rear garden

### **GROUND FLOOR SHOWER/CLOAK ROOM**

5'4" x 3'9" (1.63m x 1.14m)

Having a three piece suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted electric shower, close coupled WC and wall mounted washbasin; tiled floor and walls with mosaic border inlay.

### **GARAGE**

17'8" max 8'8" max (5.38m max 2.64m max)

A single garage having up and over door, power and light, single glazed window to the side and housing the Worcester Bosch gas central heating boiler.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE WITH HALF LANDING AND DOUBLE GLAZED WINDOW TO THE FRONT RISES TO:

## FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors leading to:

## BEDROOM 1

11'11" x 10'11" (3.63m x 3.33m)

A well proportioned double bedroom having a double glazed window to the front affording a pleasant aspect across to an opposing green.

## BEDROOM 2

10'8" x 12' (3.25m x 3.66m)

A further double bedroom having a southerly aspect into the rear garden; free standing wardrobes, matching drawer unit and double glazed window.

## BEDROOM 3

7'3" x 8'3" (2.21m x 2.51m)

Previously utilised as a first floor office but would make a further single bedroom, having a double glazed window with a southerly aspect into the rear garden and a further door leading into a useful under eaves storage area.

## SHOWER ROOM

8'2" x 6'3" (2.49m x 1.91m)

Having a relatively modern suite comprising double length shower tray with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over and vanity unit with inset washbasin; built in airing cupboard and double glazed window.

## SEPARATE WC

5' x 2'9" (1.52m x 0.84m)

Having a white WC with concealed cistern and vanity surround; tiled walls and double glazed window.

## EXTERIOR

The property occupies a fantastic position close to the heart of the village, a short walking distance away from the wealth of amenities and occupying a pleasant level plot set well back from the lane behind a generous open plan frontage which is mainly laid to lawn with established borders. A driveway provides an excellent level of off road parking and, in turn, leads to the integral garage. A courtesy gate at the side gives access into a south facing, enclosed, rear garden with a well maintained central lawn, established perimeter borders, paved and stone chipping seating areas, a timber pergola with an attractive climbing wisteria and a useful timber storage shed. This all provides a pleasant outdoor space with a good degree of privacy.

## COUNCIL TAX BAND

Melton Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

## 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>



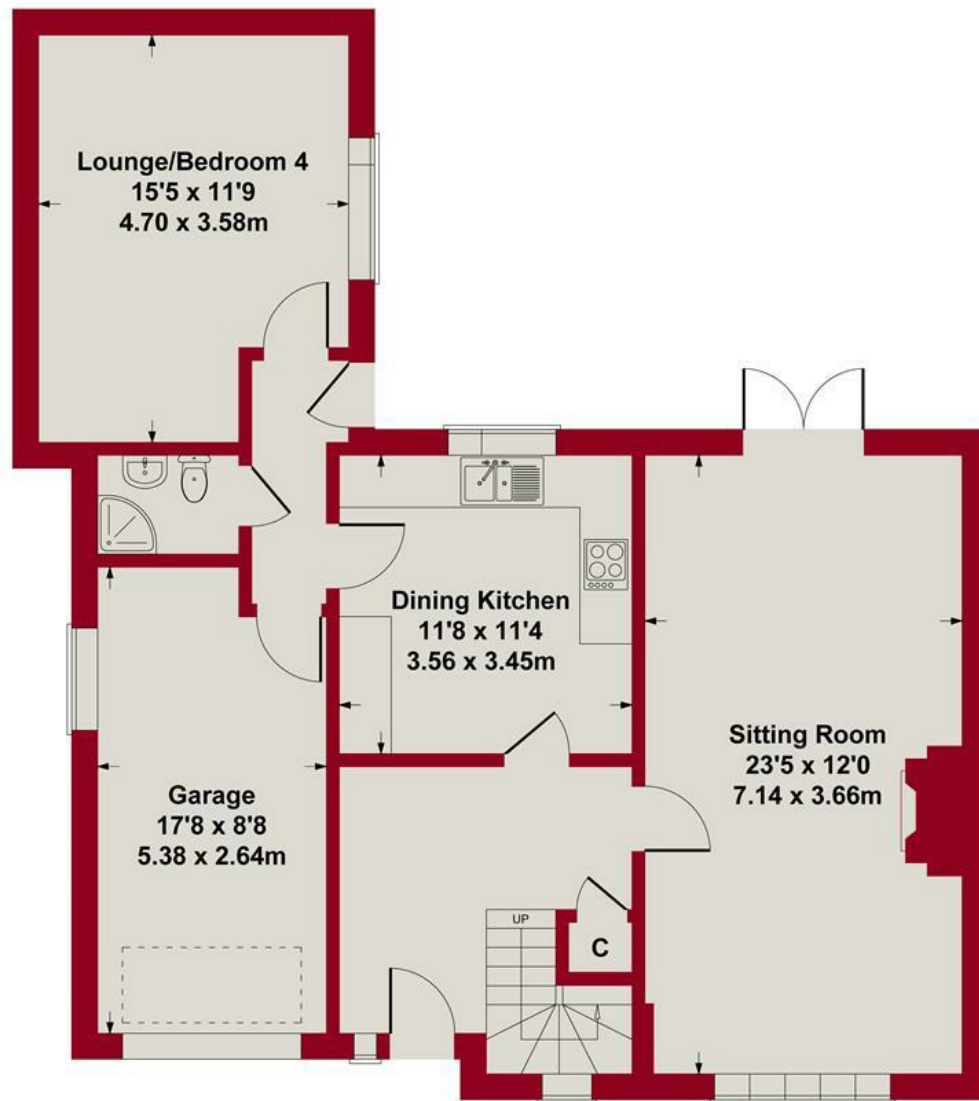




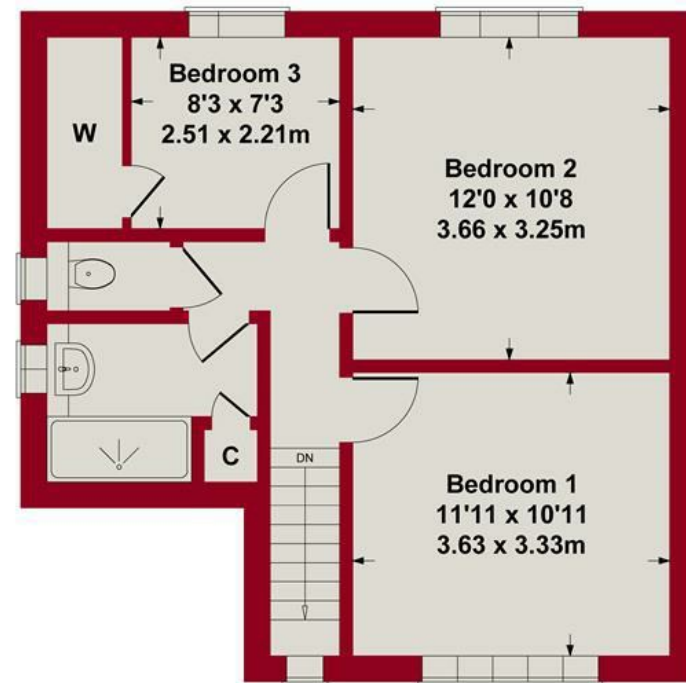








**GROUND FLOOR**

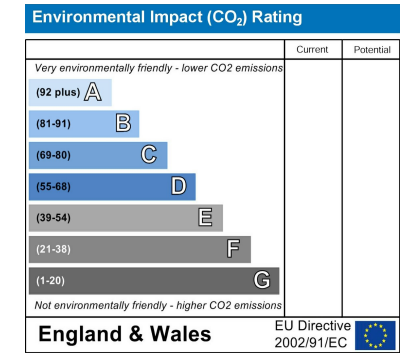
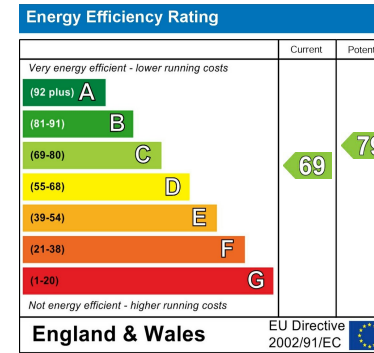


**FIRST FLOOR**

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.





*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 firm's 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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