



**9 Riverside Walk, Bottesford, Leicestershire,
NG13 0AT**

**No Chain £285,000
Tel: 01949 836678**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Link Detached Home
- Ground Floor Cloakroom
- Established Enclosed Rear Garden
- Ample Off Road Parking & Garage
- Viewing Highly Recommended
- 3 Bedrooms
- Quiet Cul De Sac Location
- Walking Distance To Local Amenities
- No Upward Chain

A fantastic opportunity for professional couples, young families or even those looking to downsize requiring a relatively modern well presented home tucked away in a small cul de sac setting within walking distance of the heart of this highly regarded and well served village.

The property benefits from UPVC double glazing and gas central heating with neutral decoration throughout, having accommodation comprising initial entrance hall with ground floor cloak room off, main sitting room which links through into a dining kitchen benefitting from access out into the rear garden and, to the first floor, there are three bedrooms and modern bathroom.

In addition to the internal accommodation the property occupies a pleasant position tucked away in a small cul-de-sac setting, offering a good level of frontage providing off road car standing for several vehicles and, in turn, leads to the integral garage. To the rear of the property is an established, enclosed, well stocked garden offering a good degree of privacy with courtesy gate at the foot which leads out onto a tree lined footpath which looks across to the River Devon and provides a delightful walk a short stroll away to the heart of the village and its wealth of amenities.

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.

A CANOPIED PORCH AND UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT, LEADS THROUGH INTO:

ENTRANCE HALL

Having ceiling light point, central heating radiator, cloaks hanging space and UPVC double glazed window to the side. A further door leads to:

CLOAKROOM

8'3" x 2'9" (2.51 x 0.84)

Having a two piece suite comprising low flush wc, wall mounted wash basin with chrome taps and tiled splashback, central heating radiator, ceiling light point and wall mounted electrical consumer unit.

SITTING ROOM

15'6" max x 12'5" max (4.72 max x 3.78 max)

Having large walk-in bay window to the front elevation (additional 2'6), exposed brick fireplace with timber mantle over, quarry tiled hearth and inset gas coal effect fire, staircase rising to the first floor with alcove beneath, central heating radiator, ceiling light point and three further wall light points, UPVC double glazed window to the front elevation. A part glazed door leads through into the:

DINING KITCHEN

15'10" x 8'10" (4.83 x 2.69)

A well proportioned living/dining space having pleasant aspect into the established rear garden. The kitchen is fitted with a generous range of oak fronted wall, base and drawer units, glass fronted display cabinets, U shaped configuration of rolled edge granite effect work surfaces with inset stainless steel one and a third bowl sink and drainer unit with chrome mixer tap, tiled splashbacks. Integrated Zanussi stainless steel finish electric hob with filter hood over and single oven beneath, plumbing for washing machine and dishwasher, space for further free standing appliance, room for small dining or breakfast table, two ceiling light points, central heating radiator, UPVC double glazed window and French doors leading out onto the rear garden.

FROM THE SITTING ROOM A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having coved ceiling with light point, central heating radiator and doors to:

BEDROOM 1

12'5" x 8'6" (3.78 x 2.59)

A double bedroom benefitting from fitted wardrobes with overhead storage cupboard, additional built in airing cupboard housing hot water cylinder and adjacent overstairs cupboard, ceiling light point, central heating radiator and UPVC double glazed window to the front.

BEDROOM 2

9'2" x 8'8" (2.79 x 2.64)

A further double bedroom having pleasant aspect into the rear garden, ceiling light point, wood effect laminate flooring, central heating radiator and UPVC double glazed window.

BEDROOM 3

9'3" x 7'0" (2.82 x 2.13)

Currently utilised as a home office but would make an excellent child's bedroom or nursery.

Having oak strip wood flooring, central heating radiator, ceiling light point and UPVC double glazed window to the front.

BATHROOM

6'9" x 5'10" (2.06 x 1.78)

Well appointed with a contemporary three piece white suite comprising P shaped shower bath with glass screen, chrome taps and chrome wall mounted shower mixer with independent handset over, built in vanity unit with low flush wc with concealed cistern and rolled edge vanity surface over, inset wash basin with chrome mixer tap and pop up waste, fully tiled walls with stone mosaic border inlay, tiled floor, inset downlighters to the ceiling, chrome contemporary towel radiator and UPVC obscure double glazed window to the rear.

EXTERIOR

The property is tucked away in this small cul-de-sac, on a level plot with the frontage landscaped to maximise off road parking with a low maintenance gravelled area again providing additional car standing. The driveway in turn leads to a single garage and courtesy gate to the side gives access into a delightful enclosed rear garden, well stocked with an abundance of trees and shrubs providing a delightful outdoor space which links back into the living area of the kitchen. To the foot of the garden a courtesy gate gives access onto an attractive tree lined walk which provides a short stroll along the banks of the River Devon into the heart of the village and its wealth of amenities.

SINGLE GARAGE

Having up and over door, window to the rear.

COUNCIL TAX BAND

Melton Borough Council - Tax Band C.

TENURE

Freehold

ADDITIONAL NOTE

Boiler under warranty until February 2026

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>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

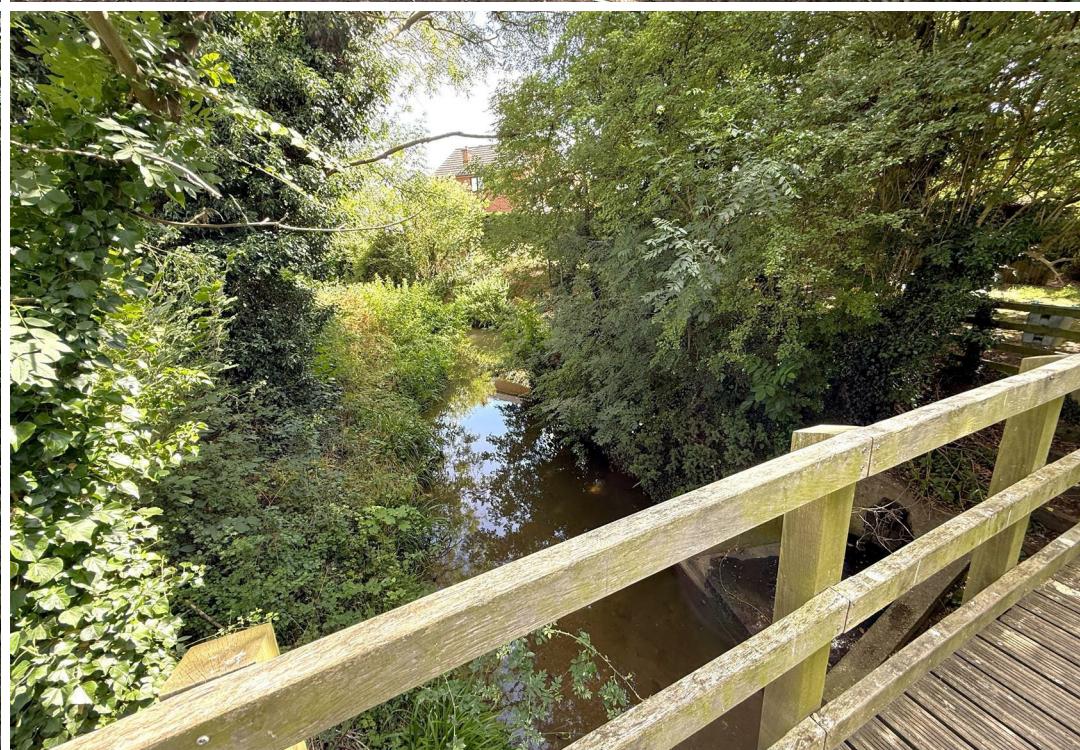
Planning applications:-

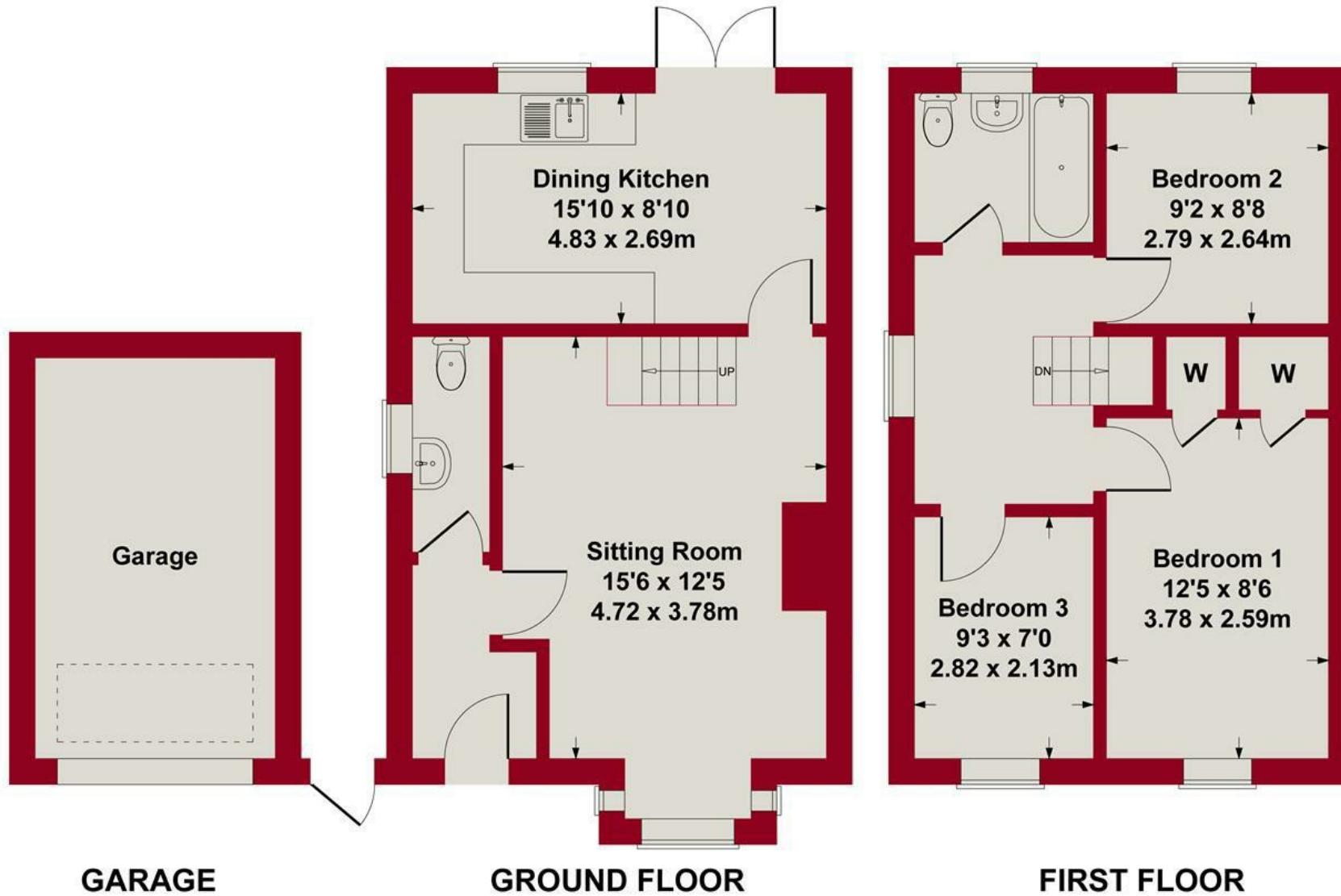
<https://www.gov.uk/search-register-planning-decisions>











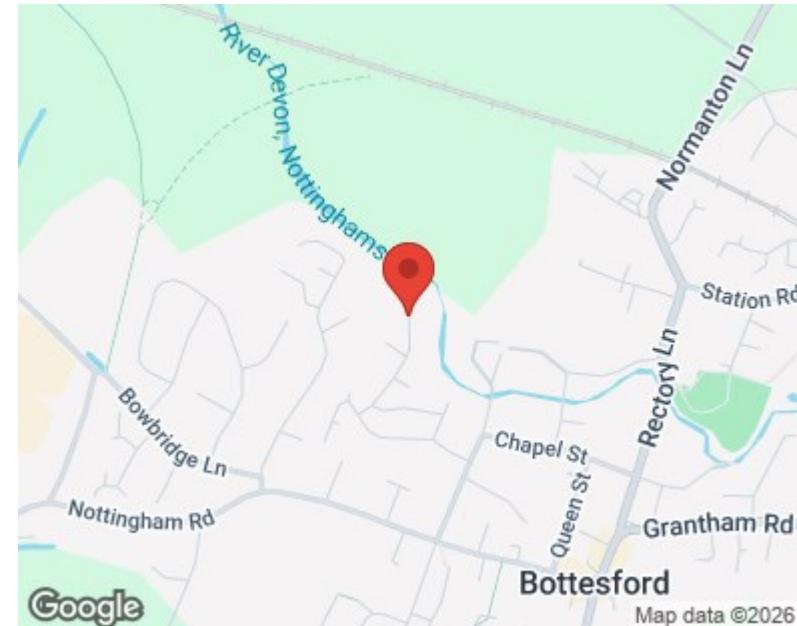
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		85
(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	



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 firms 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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers