



10 Cover Drive, Bottesford, Leicestershire,
NG13 0HS

£215,000

Tel: 01949 836678

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

- Modern End Terrace
- Contemporary Fixtures & Fittings
- Generous Sitting Room
- Car Charging Point
- Cul-De-Sac Location
- 2 Double Bedrooms
- Ground Floor Cloak Room
- Double Width Driveway
- Enclosed Low Maintenance Rear Garden
- Viewing Highly Recommended

An opportunity to purchase a contemporary end terrace originally completed around 2016 by Barratt Homes. The has been well maintained by the current owners providing a versatile level of accommodation spanning two floors; presented in neutral decoration and benefitting from UPVC double glazing, the majority of which having fitted blinds, gas central heating and modern fixtures and fittings.

The accommodation comprises an initial kitchen fitted with a generous range of units and integrated appliances with useful built in storage cupboard and ground floor cloak room off. This room then leads through into the main sitting/dining room which benefits from access out into the rear garden. A staircases rises to the first floor where there are two double bedrooms and bathroom.

As well as the internal accommodation the property occupies a plot which has been landscaped for relatively low maintenance living with double width driveway to the front with car charging point. A courtesy gate to the side gives access into an enclosed garden with paved and decked seating areas and encompasses two useful timber storage sheds/workshops.

Overall the accommodation would be perfect for single or professional couples or those downsizing from larger dwellings looking for a modern efficient home within easy reach of the wealth of local amenities.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

KITCHEN

9'10" x 9'9" (3.00m x 2.97m)

Having an excellent level of storage with both built in cloaks cupboard and a range of contemporary wall, base and drawer units with brushed metal fittings; L shaped configuration of laminate preparation surfaces with inset sink and drain unit with brushed metal swan neck Franke boiling tap and metro style tiled splash backs; further integrated

appliances including Bosch four ring gas hob with stainless steel splash back and chimney hood over and single oven beneath; plumbing for washing machine, space for free standing fridge freezer, double glazed window to the front and further doors leading to:

GROUND FLOOR CLOAK ROOM

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

Having a two piece white suite comprising close coupled WC and pedestal washbasin; wall mounted storage cupboard.

SITTING/DINING ROOM

14'11" x 13' (4.55m x 3.96m)

A well proportioned, versatile, space large enough to accommodate both a living and dining area with access out into the rear garden; having attractive oak flooring, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and double glazed French doors with integral blinds to the rear.

A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having, in turn, further doors leading to:

BEDROOM 1

13' x 9'5" (3.96m x 2.87m)

A well proportioned double bedroom having aspect into the rear garden, over stairs bulkhead with built in cupboard over, access to loft space and window with integral blinds.

BEDROOM 2

12'11" into wardrobes x 9'3" (3.94m into wardrobes x 2.82m)

A further well proportioned double bedroom currently utilised as a home office/dressing room; having built in study area with L shaped work surface and drawer units beneath, built in wardrobes with mirrored sliding door fronts and two windows with integral blinds to the front.

BATHROOM

6' x 6' (1.83m x 1.83m)

Having a three piece contemporary suite comprising panelled bath with chrome mixer tap with integral shower handset, further wall mounted electric Aqualisa shower over and glass screen, close coupled WC and vanity unit with inset washbasin; contemporary towel radiator, tiled splash backs and ceiling mounted extractor.

EXTERIOR

The property is positioned at the heart of this small development with an open plan frontage which provides a double width driveway for off road car standing for two vehicles. A courtesy gate to the side of the property leads into an enclosed rear garden which has been landscaped for ease of maintenance with paved decked seating areas and encompasses two useful timber storage sheds/workshops.

COUNCIL TAX BAND

Melton Borough Council - Band B

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, water and drainage (information taken from Energy performance certificate and/or vendor).

Development annual service charge for communal areas to be confirmed.

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>

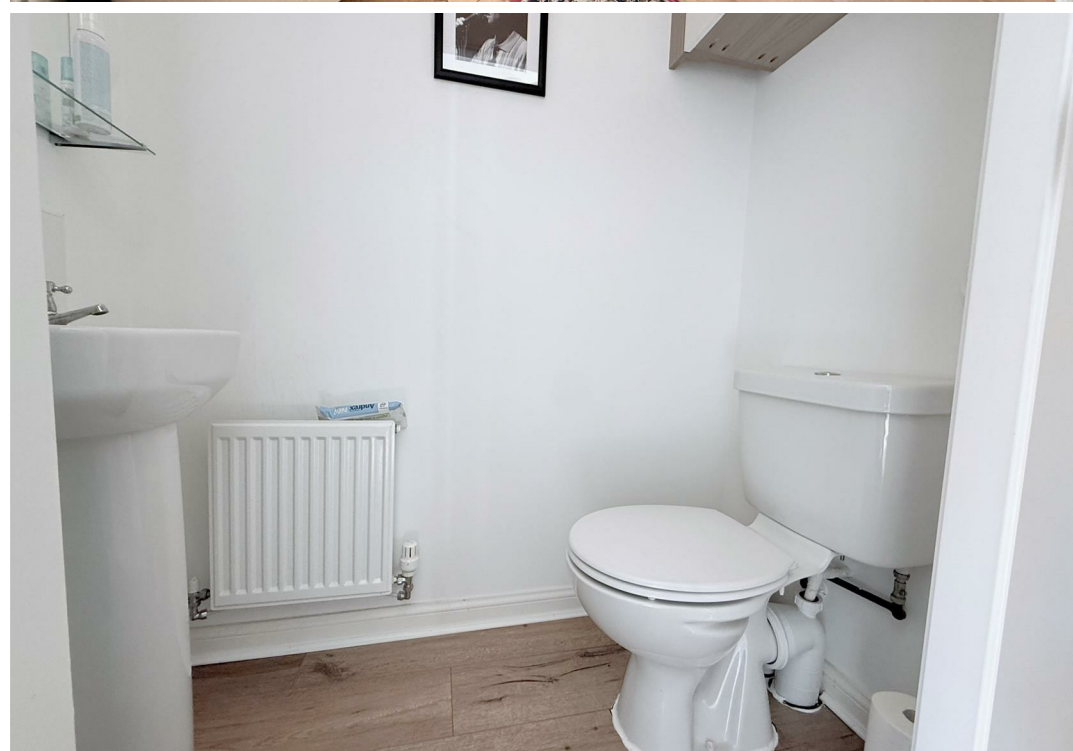
School Ofsted reports:-

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

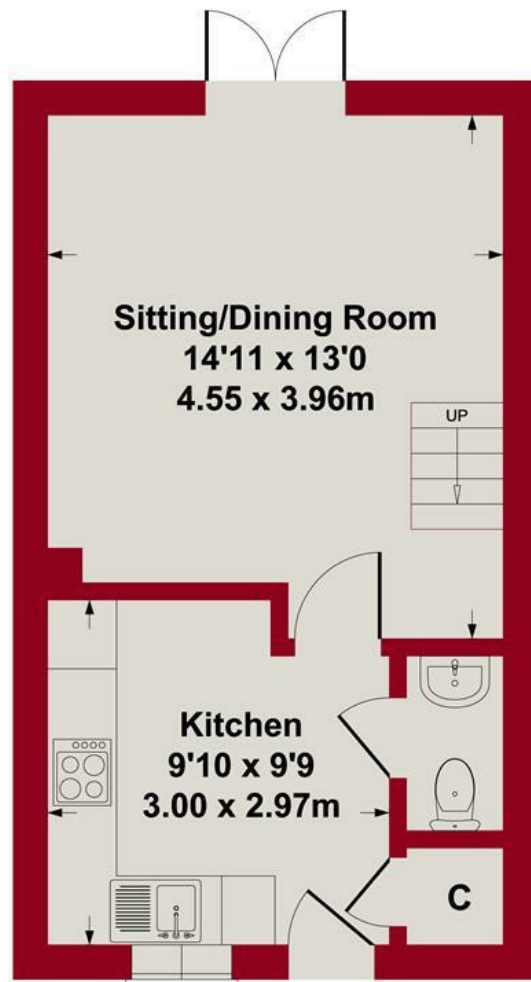
Planning applications:-

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

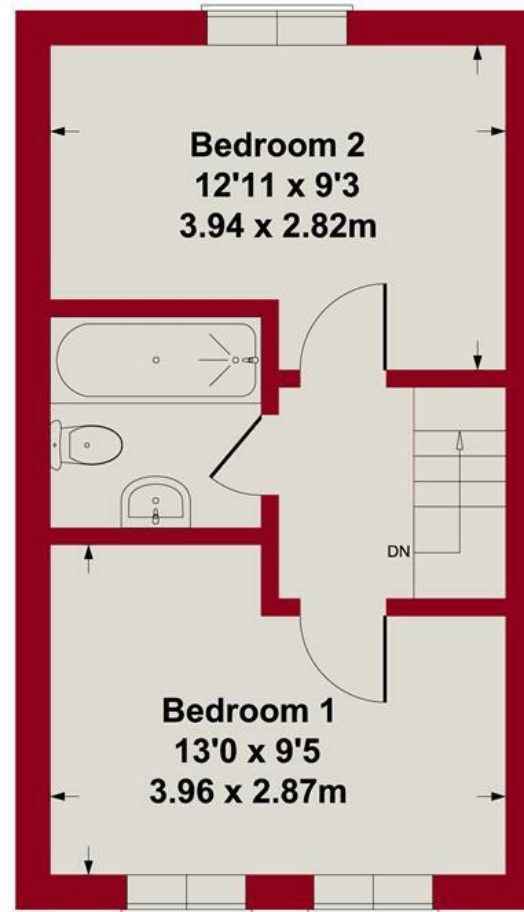








GROUND FLOOR



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.





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		
(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 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



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

