



43 High Street, Bottesford, Leicestershire,
NG13 0AA

Chain Free £199,950

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

- Attractive Period Cottage
- 2 Double Bedrooms
- 2 Receptions
- Contemporary Bathroom
- Renovated Kitchen
- Wealth Of Character
- Easily Manageable Outdoor Space
- Parking & Outbuilding
- Heart Of The Village Location
- No Upward Chain

An opportunity to purchase a charming double fronted, attached, period cottage located right at the heart of this highly regarded and well served Vale of Belvoir village; benefitting from off road parking and a low maintenance exterior and positioned with a short walking distance of the heart of the village and its wealth of amenities.

The property offers a beautiful, aesthetically pleasing, double fronted facade with the original sliding sash windows behind which lie a versatile layout providing two double bedrooms and two receptions.

The property has seen elements of refurbishment over the years with updated kitchen and bathroom which also houses a useful first floor utility/laundry room.

The property offers a wealth of character and would be ideal for single or professional couples or potentially those downsizing from larger dwellings. It may also appeal to the investor looking for a potential buy to let within this popular location.

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 ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having staircase rising to the first floor and further doors, in turn, leading to:

SITTING ROOM

12'10" x 10'5" (3.91m x 3.18m)

A pleasant reception the focal point of which is chimney breast with feature style fire surround and mantel, raised slate hearth and inset solid fuel stove; alcoves to the side, exposed beams to the ceiling, picture rail, under stairs cupboard and multi paned sash window to the front.

DINING ROOM

13'2" x 10'11" into alcove (4.01m x 3.33m into alcove)

A versatile reception ideal as formal dining lying adjacent to the kitchen; having chimney breast with alcove to the side, built in dresser unit with glazed display unit and drawers beneath, exposed beams to the ceilings, windows to the front and rear and a further cottage latch door leading through into:

KITCHEN

12'9" x 7'10" (3.89m x 2.39m)

Tastefully appointed with a modern range of wall, base and drawer units finished in heritage style colours with U shaped configuration of laminate work surfaces; inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including electric induction hob, single oven and dishwasher; space for free standing fridge freezer, exposed beams to the ceiling and window and exterior door to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further cottage latch doors, in turn, leading to:

BEDROOM 1

10'3" x 13'5" (3.12m x 4.09m)

A well proportioned double bedroom having aspect to the front, chimney breast with inset period fireplace, alcoves to the side, over stairs cupboard and sliding sash window.

BEDROOM 2

10'2" x 11'3" (3.10m x 3.43m)

A further double bedroom having aspect to the front, chimney breast with alcoves to the side and sliding sash window.

BATHROOM

10' x 6'6" (3.05m x 1.98m)

Having a modern three piece suite comprising panelled bath with chrome mixer tap and integral shower handset and further all mounted shower, vanity area with WC with concealed cistern, stone vanity surface over and round bowl washbasin with chrome mixer tap and tiled splash backs; window to the side and further louvred door leading through into:

BOILER/LAUNDRY ROOM

6'7" x 2'5" (2.01m x 0.74m)

A useful space having plumbing for washing machine, space for tumble dryer above and wall mounted Vaillant gas central heating boiler.

EXTERIOR

The property would be ideal for those looking for a low maintenance outdoor space, the property fronting the High Street behind a small established forecourt area bordered by hedging and shrubs with a central pathway leading to the main entrance door. To the side of

the property is a shared access with the cottages at the rear which leads to a parking space and brick and pantiled outbuilding that provides useful storage.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water.

There is a private, shared driveway / courtyard area to the rear (owned by No.49) but provides shared access rights, within which there is an allocated parking space for the property.

The property lies within the village conservation area.

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:-

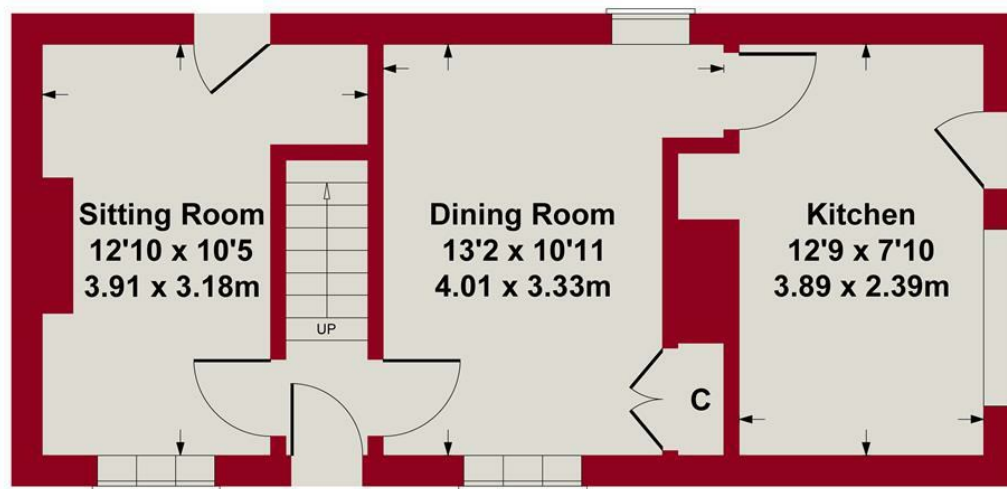
<https://reports.ofsted.gov.uk/>

Planning applications:-

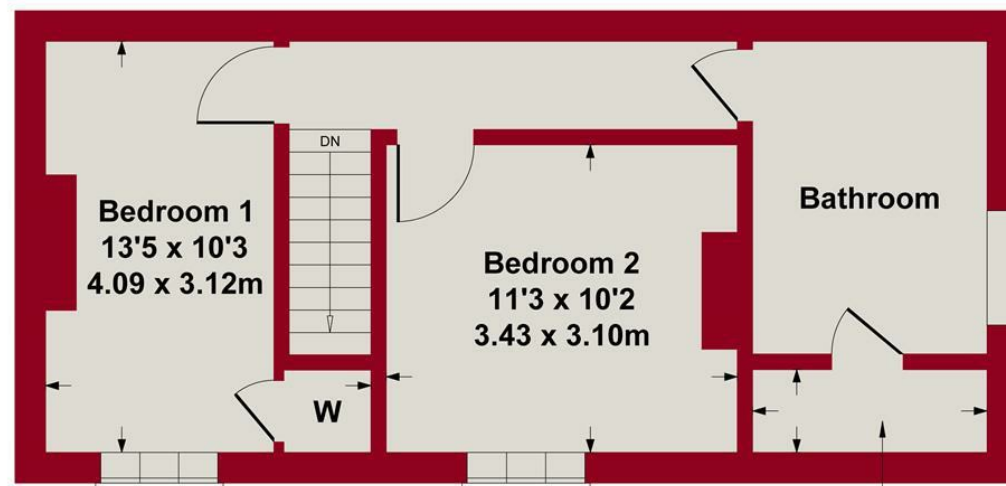
<https://www.gov.uk/search-register-planning-decisions>







GROUND FLOOR



FIRST FLOOR

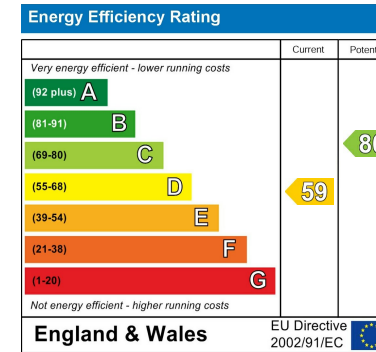
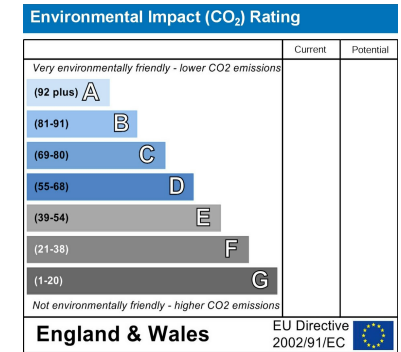
Boiler/Laundry Room
6'7 x 2'5
2.01 x 0.74m

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.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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