



**31 Cover Drive, Bottesford, Leicestershire,
NG13 0HS**

No Chain £161,250
Tel: 01949 836678

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

- End Terraced Bungalow
- Potential To Increase To 100%
- Open Plan Dining/Living Kitchen
- Manageable Gardens
- Approximately 10 Years Old
- 75% Shared Ownership
- 2 Bedrooms
- Off Road Parking
- Westerly Rear Aspect
- No Upward Chain

An opportunity to acquire a end terraced bungalow located within this now established development and offered to the market at a 75% share although we understand there may be the opportunity to ladder up to 100%

Originally completed by Barratt Homes around 2016 and offering just over 650 sq.ft. of internal accommodation the property is tastefully presented throughout with modern fixtures and fittings as well as UPVC double glazing and gas central heating. The accommodation comprises an initial entrance hall with an excellent level of integrated storage having two built in cupboards and leads through into a well proportioned sitting/dining room which is open plan to a modern fitted kitchen and benefits from access out into the rear garden. In addition there are two bedrooms and a contemporary shower room.

The property is offered to the market with no upward chain, is neutrally decorated throughout and occupies a manageable plot with off road parking to the front and an enclosed westerly facing garden at the rear.

The property would be ideal for those downsizing from larger dwellings looking for a modern home low maintenance home within easy reach of the heart of the village and its wealth of 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:

INITIAL ENTRANCE HALL

15' x 3'9" (4.57m x 1.14m)

Having initial inset mat, access to loft space above, built in cloaks cupboard providing useful storage, separate initial meter cupboard which again provides further storage or cloaks hanging and further doors, in turn, leading to:

OPEN PLAN LIVING ROOM

21'2" max x 15'6" in total (6.45m max x 4.72m in total)

A well proportioned light and airy space being open plan to the kitchen and comprising:

INITIAL RECEPTION AREA

12'8" x 15'4" (3.86m x 4.67m)

Being part open plan to the kitchen creating a pleasant, light and airy reception space, with double glazed French doors leading out into the rear garden. The room having two central heating radiators, a further built in storage cupboard and a large open doorway leading through into:

KITCHEN

12'3" x 8' (3.73m x 2.44m)

A well proportioned light and airy space having an aspect into the rear garden. The kitchen is fitted with a generous range of modern wall, base and drawer units with brush metal fittings; an L shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome mixer tap; integrated appliances including Zanussi four ring stainless steel finish gas hob with stainless steel splash back and chimney hood over and Zanussi single fan assisted over beneath; plumbing for washing machine, wall mounted gas central heating boiler concealed behind kitchen cupboard and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

14'10" max into alcove x 9' (4.52m max into alcove x 2.74m)

A well proportioned double bedroom having a useful alcove ideal for free standing furniture and double glazed window to the front.

BEDROOM 2

10'9" x 7'8" (3.28m x 2.34m)

A versatile room ideal as a second bedroom or alternatively will make a further reception ideal as a home office or snug having a double glazed window to the front.

SHOWER ROOM

7'9" x 7'3" into shower enclosure (2.36m x 2.21m into shower enclosure)

A well proportioned space having a contemporary suite comprising large double length shower enclosure with sliding glass screen and wall mounted Mira Sport electric shower, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs; central heating radiator and ceiling mounted extractor.

EXTERIOR

The property occupies a pleasant position within this established development, offering a westerly rear aspect and set back behind an open plan frontage designed for low maintenance living, having block set driveway and access to the front door. To the side of the property a shared pathway, leads to the rear of the property, with a further courtesy gate into an enclosed garden with feather edged board fencing, central lawn and established borders with inset shrubs. A paved terrace leads into the main living area.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Leasehold

We understand the lease is 99 years, starting in 2017 (approximately 90 years remaining at time of instruction).

Ground rent (for the remaining 25%) is £145.95 per month (at time of instruction, April 2026). There is an additional monthly insurance charge of £10.61 (These are managed by "Savills").

The property is offered to the market on a 75% share, although we understand this can be "laddered" up to 100%.

ADDITIONAL NOTES

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

There maybe covenants within the title.

Development service charge for communal areas, to be confirmed. (Awaiting confirmation from management / shared ownership provider).

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/>

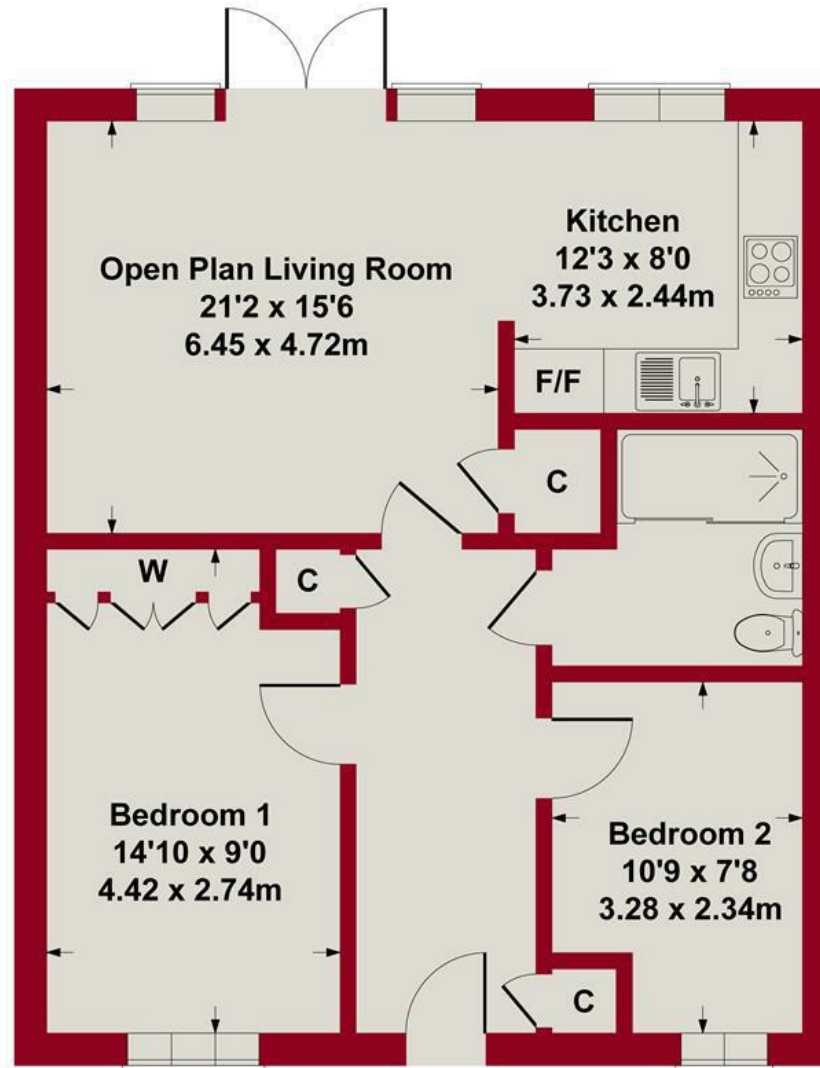
Planning applications:-

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







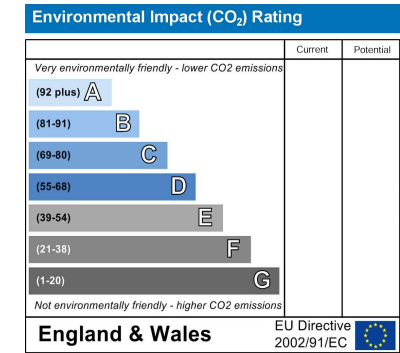
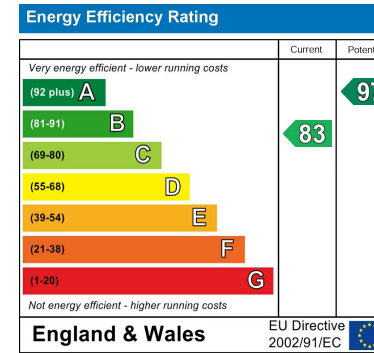


GROUND FLOOR

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.

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



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