



12 Laurel Way, Bottesford, Leicestershire,
NG13 0FP

£425,000

Tel: 01949 836678

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

- Detached Family Home
- Superb Open Plan Living Kitchen
- Ground Floor Cloak Room & Utility
- 4 Bedrooms
- Established Gardens
- Extended Accommodation
- 2 Further Receptions
- Ensuite & Main Bathroom
- Small Cul-De-Sac Location
- Double Width Driveway

A fantastic opportunity to purchase a well proportioned detached, relatively modern, family orientated home which has seen a significant level of improvements over the years, benefitting from a single storey extension to the rear elevation as well as a more recent conversion of the garage to create additional reception space.

The property boasts 4 bedrooms, the principal suite benefitting from ensuite facilities as well as fitted wardrobes and an attractive walk in bay window to the front. The other bedrooms are serviced by a well appointed family bathroom. To the ground floor there are 3 reception areas including a superb open plan living/dining kitchen with a pitched roofed addition to the rear with inset skylights and bifold doors leading out into the westerly facing rear garden. The sitting room is a pleasant space with a large walk in bay window and located off the hallway is a further third reception ideal as a home office or play room with an excellent level of integrated storage. In addition there is a useful utility and ground floor cloak room.

As well as the internal accommodation the property occupies an established level plot tucked away in a small cul-de-sac setting with a double width driveway and established gardens to the front and rear, the rear garden benefitting from a south to westerly aspect catching much of the day's sun and linking back into the reception area of the kitchen to create a wonderful outdoor/indoor entertaining space.

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 GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

15' x 6' (4.57m x 1.83m)

A pleasant initial entrance vestibule having oak effect flooring, spindle balustrade staircase rising to the first floor landing and further engineered oak doors leading to:

SITTING ROOM

15'9" max into bay x 11'8" (4.80m max into bay x 3.56m)

A well proportioned light and airy space having feature fire surround, mantel and hearth; attractive walk in bay window to the front and glazed double doors leading through into:

OPEN PLAN LIVING/DINING KITCHEN

21'9" max x 19'8" max (6.63m max x 5.99m max)

A superb well proportioned open plan space which is likely to become the heart of the home, benefitting from a single storey extension to the rear elevation with pitched roof, inset skylights, windows and bifold doors leading into the garden. This area is large enough to accommodate both living and dining and is open plan to a well appointed kitchen. The kitchen is fitted with a generous range of wall, base and drawer units as well as full height larder unit; space for free standing American style fridge freezer; additional integrated appliances including double oven, gas hob with chimney hood over, wine cooler and dishwasher; a u shape configuration of granite preparation surfaces including an integral breakfast bar, undermounted sink with articulated mixer tap and granite upstands.

A further door leads through into:

UTILITY ROOM

9' x 5' (2.74m x 1.52m)

Again fitted with a generous range of units providing an excellent level of storage; gas boiler concealed behind wall cupboard, square edged preparation surface, plumbing for washing machine, space for tumble dryer and exterior door into the garden.

A further door leads through into:

GROUND FLOOR CLOAK ROOM

5' x 3' (1.52m x 0.91m)

Having a contemporary two piece suite comprising close coupled WC and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs; window to the side.

Returning to the main entrance hall a further door leads through into:

STUDY/PLAY ROOM

14'6" (16'8" into cupboard) x 8' (4.42m (5.08m into cupboard) x 2.44m)

Currently utilised as a play room/study but provides a versatile space ideal as a home office benefitting from excellent integrated storage and window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further engineered oak doors leading to:

PRINCIPAL BEDROOM

14'11" x 10'7" (plus 2' for bay) (4.55m x 3.23m (plus 0.61m for bay))

A well proportioned principal suite benefitting from an initial double bedroom with an attractive walk in bay window, built in wardrobes and ensuite facilities.

ENSUITE SHOWER ROOM

9'2" x 5'3" (2.79m x 1.60m)

Tastefully appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin; attractive tiling, contemporary towel radiator and window to the front.

BEDROOM 2

12' x 8'10" (3.66m x 2.69m)

A well proportioned double bedroom benefitting from fitted wardrobes and a pleasant aspect into the rear garden.

BEDROOM 3

10' x 9'2" (excluding wardrobes) (3.05m x 2.79m (excluding wardrobes))

A further well proportioned double bedroom having fitted wardrobes and a pleasant aspect into the rear garden.

BEDROOM 4

9' x 7'11" (2.74m x 2.41m)

Ideal as a child's single bedroom having an aspect into the rear garden and built in cupboard.

BATHROOM

8'10" x 6'11" (2.69m x 2.11m)

Tastefully appointed with a contemporary three piece suite comprising tiled panelled bath with chrome mixer tap and shower over, close coupled WC and pedestal washbasin with tiled splash backs; contemporary towel radiator, built in airing cupboard and window to the side.

EXTERIOR

The property occupies a pleasant level plot tucked away in a small cul-de-sac setting positioned within easy walking distance of the heart of the village. The property is set back behind an open plan frontage with double width driveway and adjacent lawn with established borders. A gate to the side of the property gives access into a south to westerly facing rear garden enclosed to all sides with a central lawn and an initial paved terrace which links back into the living area of the kitchen creating an excellent outdoor entertaining space. In addition there is a timber summer house which provides useful storage.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

Please note, the property does have its own private driveway but the access to the close has a "shared" element and therefore there is a right of way across this area to neighbouring properties.

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>



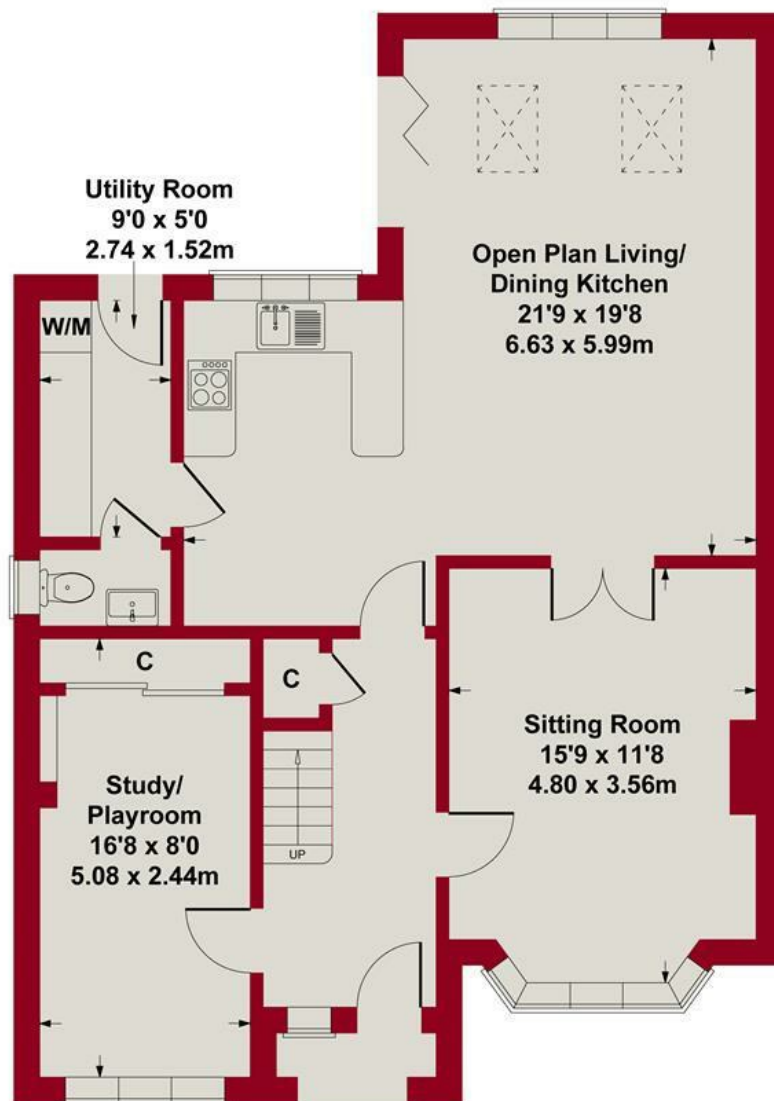




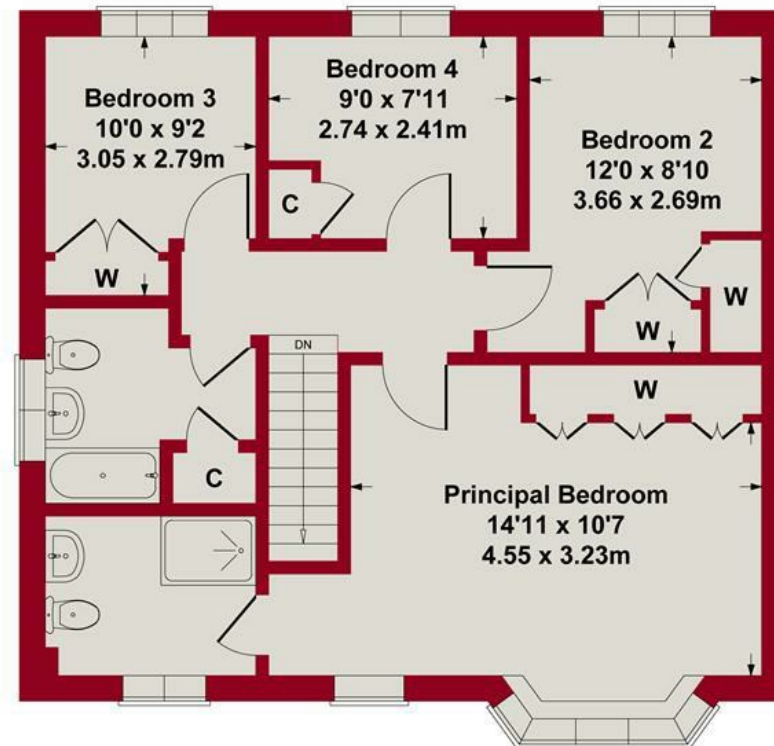








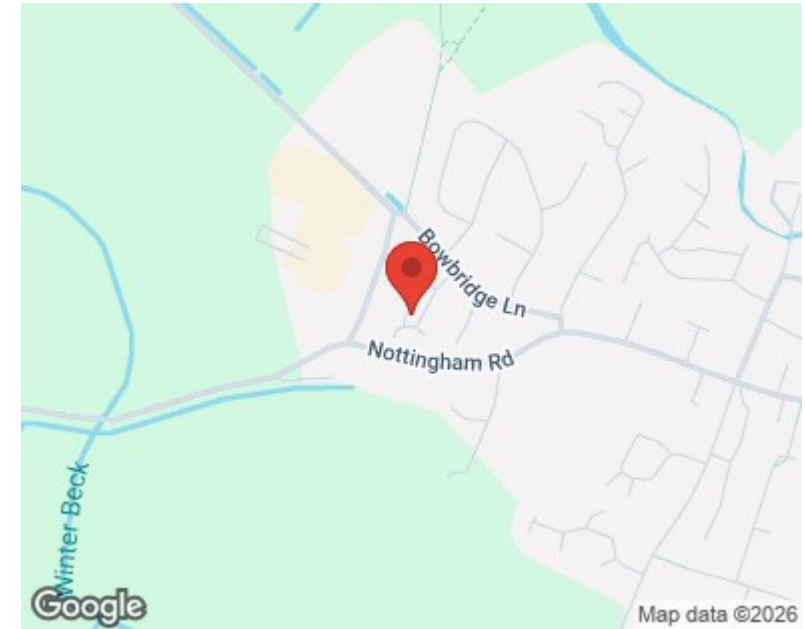
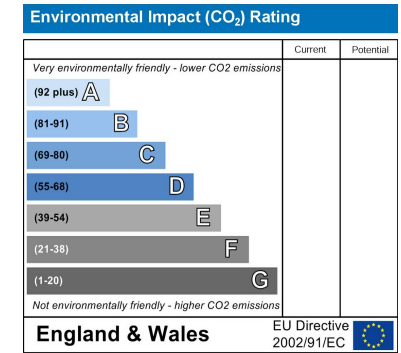
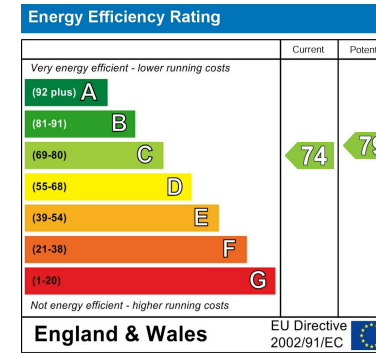
GROUND FLOOR



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



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