



Hammond
Property Services

FOR SALE

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**11 RECTORY COURT, RECTORY LANE, BOTTESFORD,
LEICESTERSHIRE NG13 0BJ**

£235,000

Nestled within the highly coveted and picturesque Vale of Belvoir, this exceptional ground floor apartment offers a rare blend of historic grandeur and sophisticated village living with all of the essential daily requirements close to hand.

Occupying an enviable position within a magnificent, sympathetically converted Grade II listed former Rectory, this unique home provides deceptively spacious and beautifully curated accommodation – with private access onto the gardens via what would have been the Rectory Reception Hallway, (now the Garden Room / Bedroom 2), high ceilings, original reception room fireplace in the dining lounge and there is a minimum age restriction of 55 for ground floor occupants.

Offered to the market with no upward chain, the property benefits from modern comforts including gas central heating and double glazing, seamlessly integrated into its historic framework.

Grounds & Estate Management - Rectory Court is an exclusive collection of just eleven apartments and eight additional residences, ensconced within exceptionally maintained, landscaped communal grounds.

The private gardens are an absolute triumph of horticultural design, richly planted with mature trees and vibrant shrubs. Residents can enjoy tranquil, sweeping vistas that meander down to the banks of the River Devon and across to the parish church.

The estate is secured via electric gated access, opening to dedicated communal parking. To maintain the serene and pristine nature of the estate, a strict one-pet only policy is observed.

The development is meticulously managed by Bottesford Rectory Court Property Services, of which each resident enjoys the distinction of being a shareholder. A monthly service charge (£160 per month) provides ultimate peace of mind, encompassing buildings insurance, water rates, and the flawless maintenance of the exterior facades and rolling grounds. All main services are connected, including mains gas, electricity, water, and drainage.

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Located within the grounds of the original converted Rectory, each individual home can enjoy the use of this stunning landscaped garden with views of St Mary's village church as well as gardens rolling down to the picturesque River Devon.

Mature trees, shrubs and a wide variety of plantings provide the stunning backdrop and both the colour and texture that results in a garden that changes throughout the year with plenty of vantage points from which to enjoy the rising, daytime or setting sun... perfect for those who enjoy al fresco living during those balmy days.

Tenure & Maintenance: Held on an extraordinarily long lease expiring on 4 December 3094.

Situated within a designated Conservation Area, the quintessential village of Bottesford offers an idyllic rural lifestyle without compromising on connectivity.

The village boasts a wealth of premium amenities, including boutique local shops, highly regarded primary and secondary schooling, doctors and dentists, and a delightful curation of traditional public houses and restaurants.

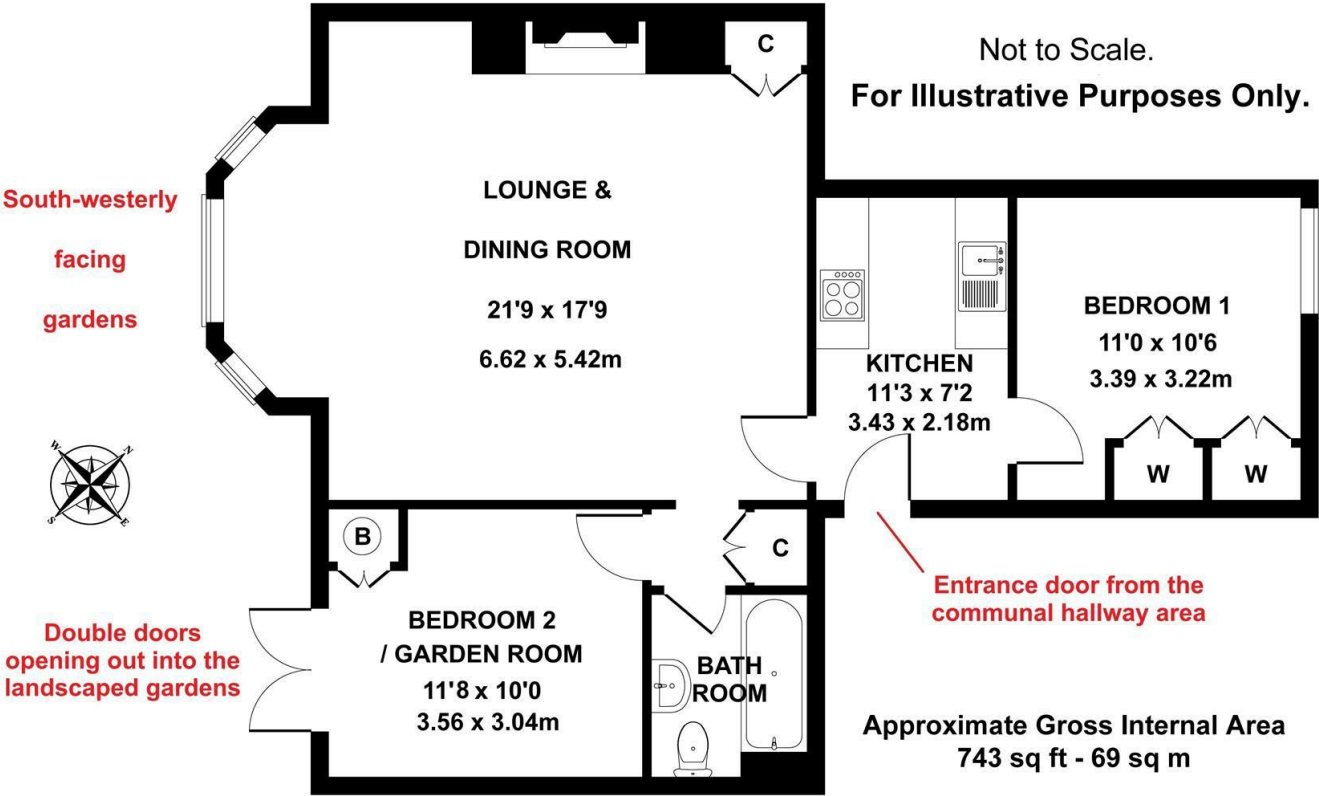
For the commuter, the location is peerless. Bottesford railway station provides effortless links to Nottingham and Grantham, the latter offering a high-speed rail link to London King's Cross in just over an hour. Excellent road topography via the A52, A46, and A1 ensures the East Midlands and beyond are within easy reach.

Council Tax Band

A

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	



BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

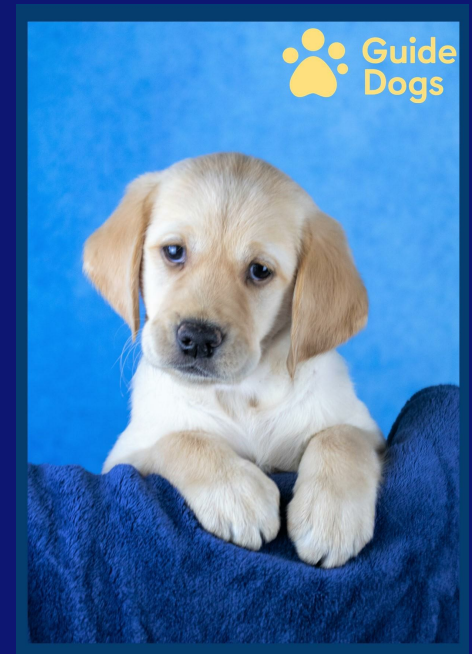
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





EXTENSIVE GROUNDS

The private gardens are an absolute triumph of horticultural design, richly planted with mature trees and vibrant shrubs. Residents can enjoy tranquil, sweeping vistas that meander down to the banks of the River Devon and across to the parish church.

MAINTAINED & MANICURED AREAS

Mature trees, shrubs and a wide variety of plantings provide the stunning backdrop and both the colour and texture that results in a garden that changes throughout the year with plenty of vantage points from which to enjoy the rising, daytime or setting sun... perfect for those who enjoy al fresco living during those balmy days.





MAIN ENTRANCE LOBBY

A double glazed entrance door leads into a lobby area with locked post boxes and a further secure entry door, with remote release from within each apartment, leads into the

COMMUNAL RECEPTION HALLWAY

original main hallway of the Rectory with its ornate staircase rising to the first floor accommodation. From this wide hallway





PRIVATE ENTRANCE DOOR INTO THE
kitchen lobby area and a doorway opens into the

SPACIOUS DINING LOUNGE

21'9 x 17'9 (6.63m x 5.41m)
with feature high ceilings, a spectacular dining area with open views across the south westerly facing and sunny rear gardens. An original fireplace sits along one wall with a side cupboard within one of the recesses which previously gave access to a cellar. Two central heating radiators.





HALLWAY / KITCHEN

11'3 x 7'2 (3.43m x 2.18m)

with a generous range of cream fronted shaker style wall, base and drawer units, U-shape configuration of butchers block effect preparation surface, inset stainless steel twin sinks with chrome mixer tap, electric hob, with electric oven under and extractor hood over, under-counter fridge, freezer and washing machine. High ceiling.



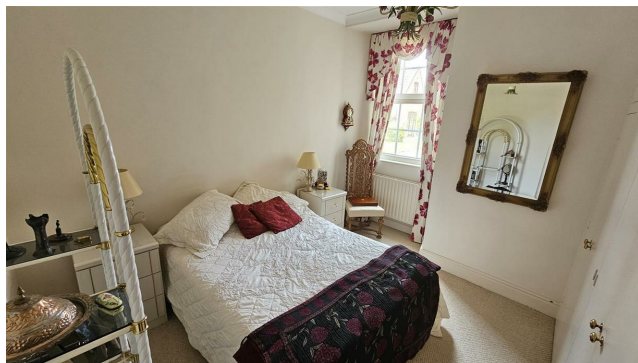
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BEDROOM 1

11'0 x 10'6 (3.35m x 3.20m)
with a central heating radiator and
double glazed window. A range of built-
in wardrobes with overhead cupboards.
High ceiling.



INNER LOBBY

BEDROOM 2 / GARDEN ROOM

11'8 x 10'0 (3.56m x 3.05m)
with a central heating radiator and double glazed double doors, in place of the original Rectory entrance door, which lead into the landscaped gardens. Tiled flooring and a high ceiling.

BATHROOM

with a panelled bath with Victorian style mixer tap and shower head fitting, shower screen, pedestal wash hand basin, low level W.C.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





THE EXTENSIVE GARDENS & GROUNDS

Pathways meander throughout the communal gardens and the manicured lawns... a wonderful haven of serenity and quality throughout with colour and texture wherever you look.



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SECURE PARKING

Electric gates lead to the secured gravelled parking area from which there is a wrought iron pedestrian gate that leads into the gardens.

N.B. - LEASEHOLD DETAILS

The property is Leasehold with each owner having the benefit of a share of the Freehold. The Lease was extended to run to 4th December 3094 which provides ultimate peace of mind, with a monthly Service Charge for Number 11 of £160 per month, encompassing the Buildings Insurance, water rates, and the flawless maintenance of the exterior facades and manicured gardens and grounds.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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← Want one of these???

Then get one of these!!!

→



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!