10 Fleming Avenue, Bottesford, Leicestershire, NG13 0ED

No Chain £249,995

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Bungalow
- 3 Bedrooms
- L Shaped Breakfast Kitchen
- Off Road Parking & Garage
- Highly Regarded Vale Of Belvoir Village
- Extended Accommodation
- 2 Reception Areas
- Pleasant Established Plot
- No Upward Chain
- Viewing Highly Recommended

An ideal opportunity, particularly for those downsizing and looking for an extended single storey property within this well regarded Vale of Belvoir village, positioned in an established area within easy reach of local amenities.

The property offers around 840 sq.ft. of internal accommodation with a versatile layout having up to three bedrooms and two receptions areas. The property comprises an initial enclosed porch leading through into an L shaped breakfast kitchen and, in turn, an inner hallway which leads to a generous lounge/dining room with a southerly aspect into the rear garden and which also links through into the useful addition of a conservatory at the side which provides a further versatile reception space. Leading off the inner hallway are three bedrooms two of which are generous doubles, the principle having a range of integrated furniture. The third bedroom would potentially make an ideal home office or dressing room. In addition there is a purpose built wet room.

In addition the property offers UPVC double glazing and gas central heating and is offered to the market with no upward chain.

As well as the internal accommodation the property occupies a pleasant, level, established plot with off road parking to the front and side and detached garage at the rear. The rear garden benefits from a southerly aspect, catching much of the day's sun.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

11' x 3'5" (3.35m x 1.04m)
A useful space which could be utilised as a utility area having fitted base unit with work surface over, space for free standing appliance, double glazed window with opening top light and further double glazed door leading through into:

L SHAPED BREAKFAST KITCHEN

13'10" max x 12'7" max (4.22m max x 3.84m max)
A well proportioned space which is large enough to accommodate a small dining or breakfast table having a dual aspect with double glazed windows to the front and side. The kitchen is fitted with a generous range of wall, base and drawer units with L shaped laminate preparation surface, inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs, plumbing for washing machine and space for free standing fridge freezer; integrated appliances including Electrolux oven with four ring gas hob over and under counter fridge; built in pantry that also houses the electrical consumer unit and an internal glazed door leading through into:

INNER HALLWAY

17'1" max x 4'6" max (5.21m max x 1.37m max)
Having access to loft space above, built in airing cupboard which also houses the gas central heating boiler and a further internal glazed door leading through into:

SITTING ROOM

15' x 11'11" (4.57m x 3.63m)
A well proportioned reception having a dual aspect with double glazed window to the rear and sliding patio door giving access into:

CONSERVATORY

9' x 11'2" (2.74m x 3.40m)
A useful addition to the property providing a further versatile reception space with a southerly aspect into the rear garden; having pitched polycarbonate roof, tiled floor, double glazed windows to two elevations and French doors into the garden.

RETURNING TO THE INNER HALLWAY FURTHER DOORS, IN TURN, LEAD TO:

BEDROOM 1

14'5" x 12'4" (4.39m x 3.76m)
A well proportioned double bedroom fitted with a generous range of integrated furniture including full height wardrobes with sliding door fronts, overhead storage cupboards and matching side and dressing table; double glazed bow window to the front.

BEDROOM 2

12'10" x 11'6" (3.91m x 3.51m)
A further well proportioned double bedroom having aspect into the conservatory with a double glazed window.

BEDROOM 3

9'7" x 7'10" (2.92m x 2.39m)
A versatile room which would either make a third bedroom or alternatively would be ideal as a dressing room or home office, having a double glazed window to the side.

WET ROOM
7' x 5'10" (2.13m x 1.78m)
A L shaped room which has been refurbished to create a purpose built wet room with shower area, low level screen and wall mounted shower mixer with independent handset, close coupled WC and pedestal washbasin; wall mounted electric heater, inset downlighters to the ceiling and double glazed window.

EXTERIOR
The property occupies a level plot which benefits from a southerly rear aspect, with an established front garden with well stocked borders and adjacent driveway that provides off road car standing. The drive continues to the rear of the property where there is a detached garage with up and over door. The rear garden having an initial paved terrace which links back into the conservatory and a small lawned area with well stocked borders with a range of established shrubs. The garden is enclosed in the main by feather edged board panelled fencing.

COUNCIL TAX BAND
Melton Borough Council - Band C

TENURE
Freehold

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

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.

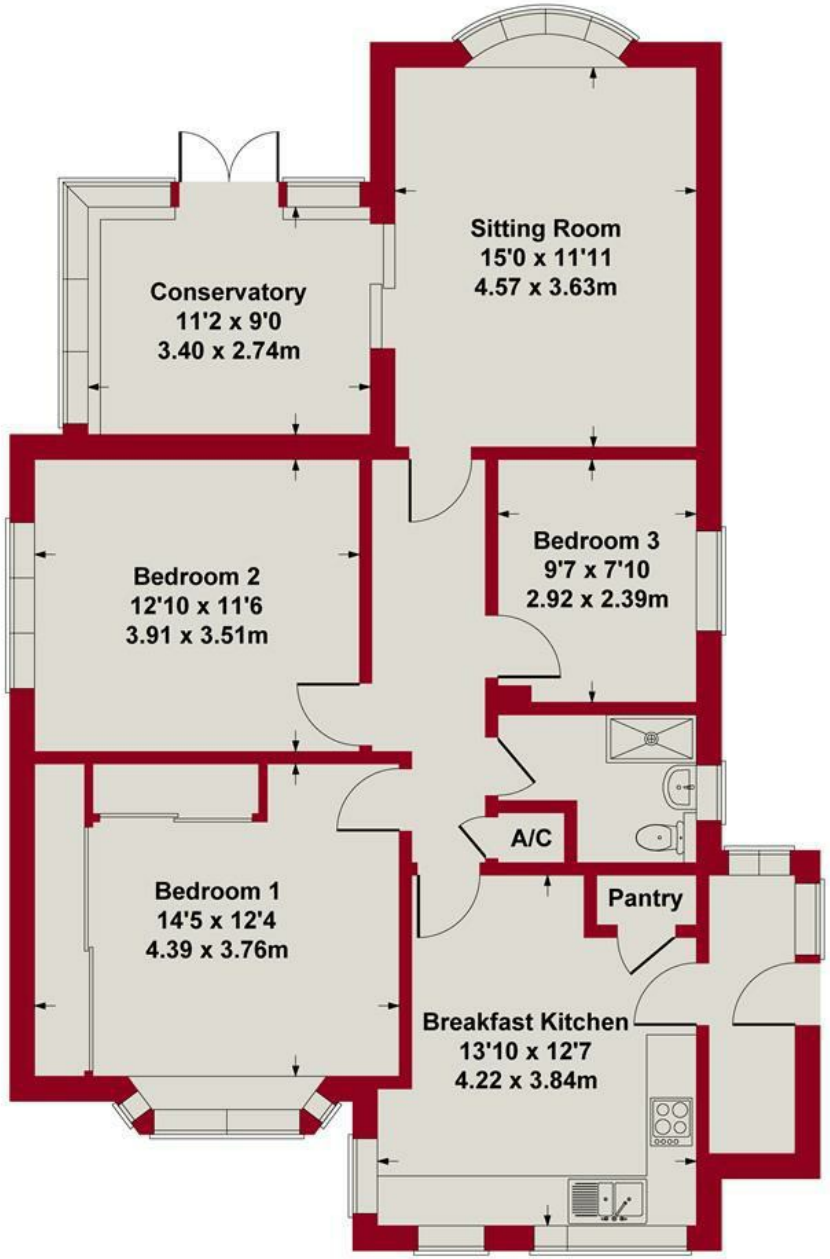
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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



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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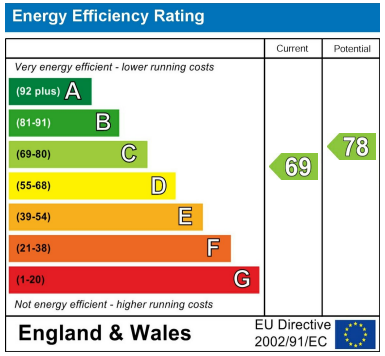

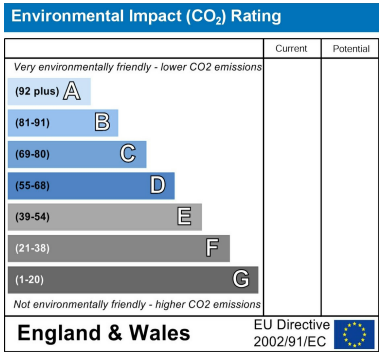

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Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

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