



**10 Vaughan Avenue, Bottesford,
Leicestershire, NG13 0EF**

No Chain £325,000

Tel: 01949 836678

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

- Detached Bungalow
- Contemporary Fixtures & Fittings
- Excellent Level Of Off Road Parking
- Enclosed Landscaped Rear Garden
- No Upward Chain
- Recently Refurbished & Modernised
- 2 Double Bedrooms
- Garage & Workshop/Utility
- Cul-De-Sac Location
- Ideal Downsize

An opportunity to purchase a detached bungalow that has recently undergone a significant programme of modernisation and refurbishment to include a tastefully updated kitchen and bathroom with contemporary fixtures and fittings; a full rewire and replacement central heating system, redecoration in neutral colours and replacement floor coverings. Combined this has created a light and airy single storey home with, in effect, a new interior.

The accommodation comprises an initial entrance hall which leads through into a spacious main reception benefitting from a dual aspect and linking into an open plan dining kitchen with a useful side entrance porch off. In addition there are two double bedrooms and a beautifully appointed modern shower room which has the unusual feature of Venetian plastered walls providing an attractive contemporary finish.

As well as the internal accommodation the property occupies a landscaped plot which, to the front, has been designed to maximise off road parking with a granite chipping and block set driveway providing a considerable level of car standing. This in turn leads to a brick built garage at the rear with attached workshop/utility or potential home office. The rear garden offers a good degree of privacy; is enclosed to all sides with a paved terrace, central lawn and raised sleeper edged borders.

The property is well positioned within walking distance of the wealth of amenities of this highly regarded and well served Vale of Belvoir village; the property coming to market with no upward chain.

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 UPVC COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'5" x 3'10" (3.78m x 1.17m)

Having built in cupboard, access to loft space above and, in turn, further doors leading to:

SITTING ROOM

13'7" x 11'10" (4.14m x 3.61m)

A well proportioned light and airy reception benefitting from a dual aspect with double glazed windows to the front and side.

An open doorway leads through into:

DINING KITCHEN

14'9" x 8'10" (4.50m x 2.69m)

A well proportioned space large enough to accommodate an initial dining area with a pleasant aspect to the front and opening out into a tastefully appointed Shaker style kitchen finished in heritage style colours with brushed metal fittings; under unit lighting, U shaped configuration of quartz preparation surfaces and upstands and under mounted sink with chrome swan neck Groag mixer tap; integrated appliances including Indesit gas hob with concealed hood over, single oven beneath, fridge, freezer, washing machine and dishwasher.

A further door leads through into:

SIDE ENTRANCE PORCH

15'2" x 2'9" (4.62m x 0.84m)

Linking the front and rear gardens and providing a useful covered space with double glazed windows to the side and exterior doors into the front and rear gardens.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

12'2" x 12' (3.71m x 3.66m)

A well proportioned double bedroom having windows to two elevations and a pleasant aspect into the rear garden.

BEDROOM 2

13' x 8'10" (3.96m x 2.69m)

A further double bedroom having aspect to the side.

SHOWER ROOM

8'10" x 5'6" (2.69m x 1.68m)

Tastefully appointed having been modernised with a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset, rainwater rose over and digital Mira controls, close coupled WC with vanity unit, vanity surface over and inset washbasin with chrome taps and useful storage beneath; attractive Venetian plastered walls and vanity area, window to the side.

EXTERIOR

The property occupies a pleasant location on a slightly elevated plot the fore of which has been landscaped for low maintenance living as well as maximising off road parking; having treble width, stone chipping, car car standing and additional block set driveway which continues to the side and in turn the rear of the property where there is a detached garage with power and light. In addition there is a useful utility area/workshop study at the side with separate access. A timber courtesy gate leads into an enclosed rear garden with initial paved terrace, central lawn and sleeper edged borders enclosed, in the main, by feather edged board fencing.

UTILITY AREA/WORKSHOP

9'8" x 5'4" (2.95m x 1.63m)

Having been plastered and painted; ceiling light point, power, plumbing for washing machine and double glazed window to the side.

COUNCIL TAX BAND

Melton Borough Council - Band C

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).

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/>

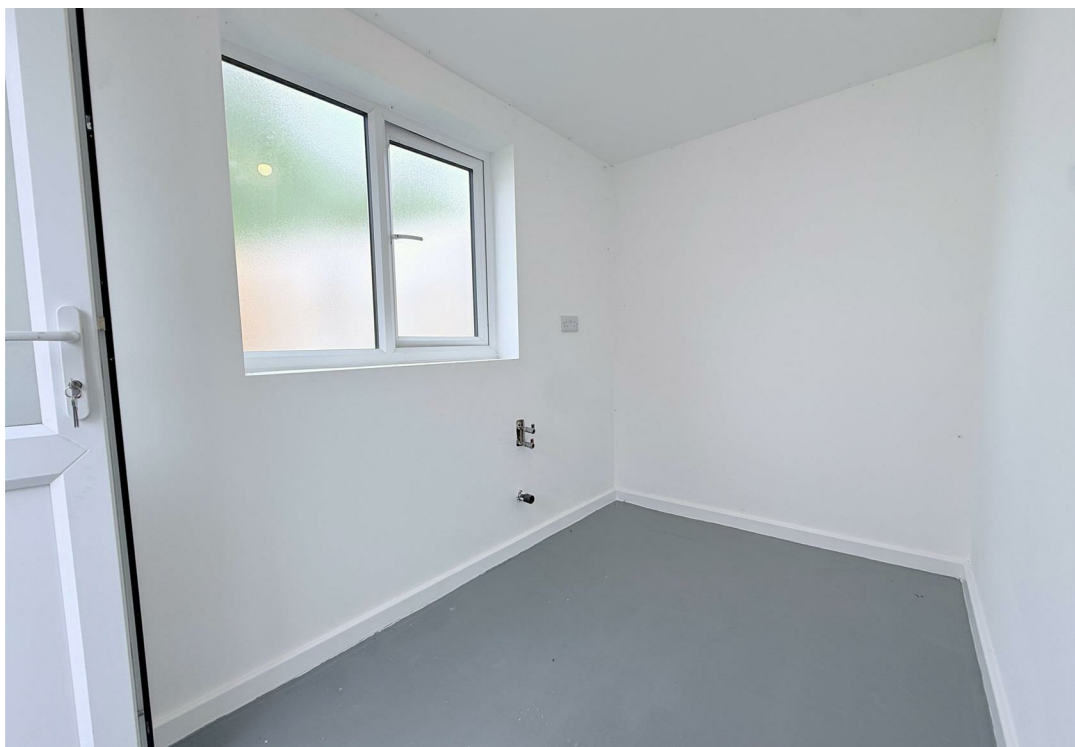
Planning applications:-

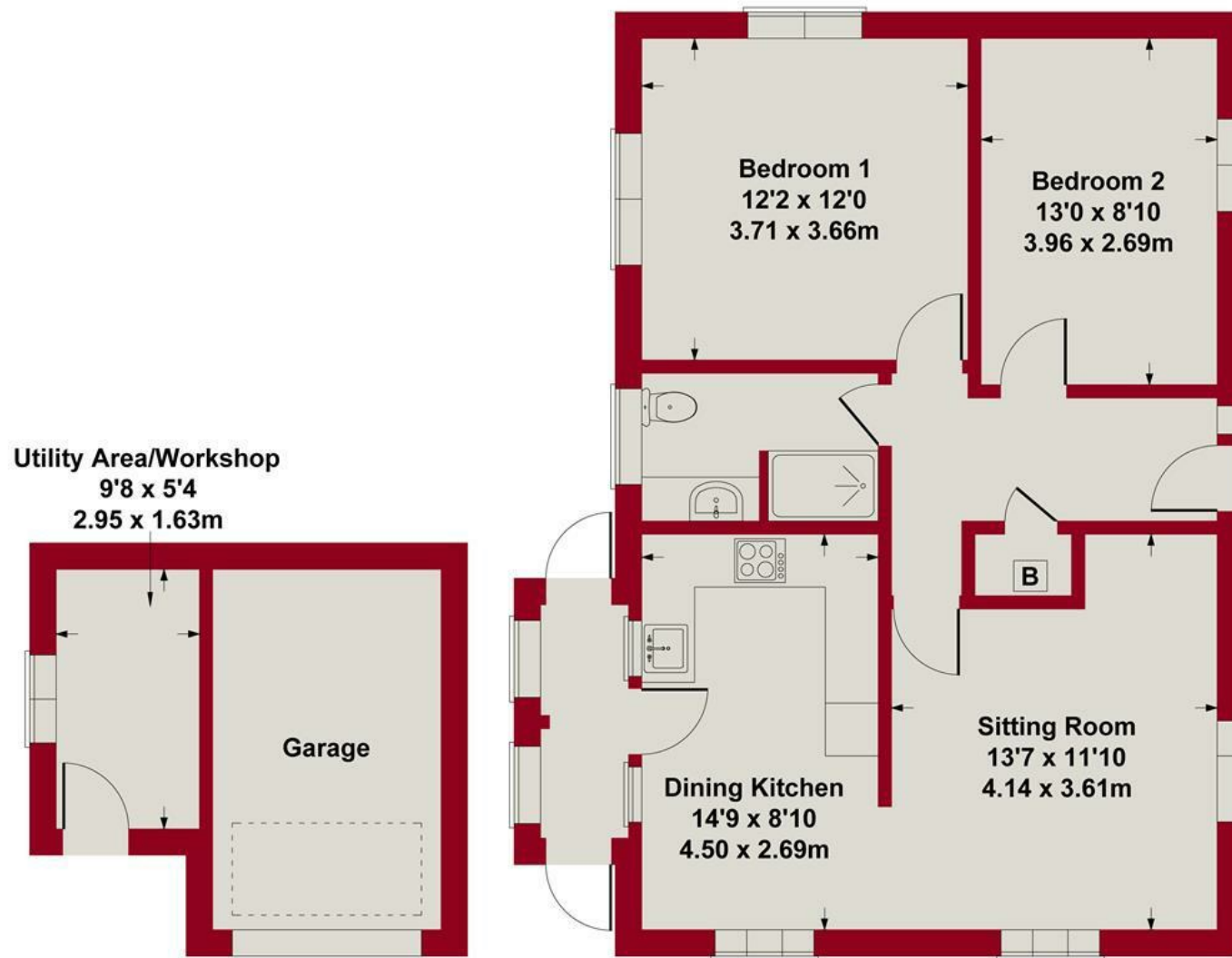
<https://www.gov.uk/search-register-planning-decisions>









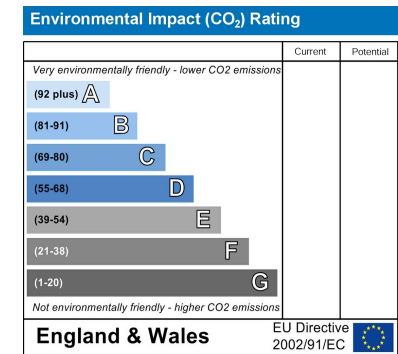
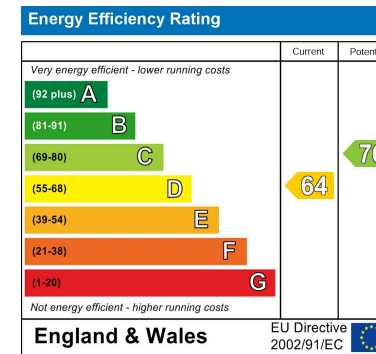


GARAGE

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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