



41 Belvoir Road, Bottesford, Leicestershire,
NG13 0BG

£475,000

Tel: 01949 836678

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

- Semi Detached Period Home
- Open Plan Living/Dining Kitchen
- Ensuite & Separate Bath/Shower Room
- 2 Receptions
- Generous Established Rear Garden
- Tastefully Reconfigured & Modernised
- 4 Double Bedrooms
- Accommodation Approaching 1,750 Sq.Ft.
- Ample Off Road Parking
- Viewing Highly Recommended

A wonderful opportunity to purchase a deceptive, semi detached, period home which, over the years, has been sympathetically extended, reconfigured and tastefully modernised to create a fantastic home large enough to accommodate families but will certainly appeal to a wider audience.

The property now approaches 1,750 sq.ft., providing four double bedrooms with potential for a fifth bedroom which is currently utilised as a first floor reception space with pleasant aspects to the front. The principle bedroom provides a stunning suite with a walk in dressing room, double bedroom with Juliet balcony and ensuite facilities while a separate family bath/shower room services the remaining bedrooms. To the ground floor there are two main receptions leading off a central hallway comprising a sitting room and study but undoubtedly the hub of the home will become the spacious open plan living/dining kitchen. The kitchen is tastefully appointed and benefits from access out into the rear garden. In addition a further central room could be utilised as an additional study or utility space and leads into a generous laundry/utility room and rear lobby with useful store.

The property is tastefully presented throughout, benefitting from UPVC double glazing, gas central heating, with a new boiler fitted in November 2024, and offers a great deal of versatility in its layout.

As well as the internal accommodation the property occupies a fantastic plot, generous by modern standards, with an excellent level of off road parking and an established garden at the rear which approaches 100 ft. in length. The garden encompasses a useful timber cabin/studio as well as a gardener's WC.

The property is located within easy walking distance of the heart of the village with its wealth of amenities and overall viewing is the only way to truly 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 LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

9'11" x 7'5" max (3.02m x 2.26m max)

A well proportioned initial entrance hall having initial inset bristle mat, tiled floor, deep skirtings and architrave and further oak internal doors to:

STUDY

10'2" x 9'11" (3.10m x 3.02m)

A versatile reception currently utilised as a home office ideal for today's way of working or alternatively would be large enough to accommodate a play room or additional snug; having oak effect laminate flooring, deep skirtings, inset downlighters to the ceiling and double glazed window to the front.

OPEN PLAN LIVING/DINING KITCHEN

17'11" x 16'11" (5.46m x 5.16m)

A fantastic, well proportioned, light and airy, open plan space flooded with light having double glazed sliding doors and windows overlooking the rear garden. The kitchen is beautifully appointed being fitted with a range of contemporary gloss fronted wall, base and drawer units with brushed metal fittings providing an excellent level of storage and having an L shaped configuration of oak effect laminate preparation surfaces with inset stainless steel sink and drain unit with brushed metal swan neck mixer tap and metro style tiled splash backs; integrated appliances include Bosch four ring gas hob with chimney hood over, single fan assisted Bosch oven, fridge, freezer, adjacent pull out larder unit with alcove above ideal for a microwave and under counter dishwasher. The room is large enough to accommodate a generous dining table as well as living space, having continuation of the tiled floor, inset downlighters to the ceiling, double glazed window to the side and sliding doors at the rear.

An open doorway leads through into:

INITIAL UTILITY TYPE SPACE

6'11" x 8'9"

Previously utilised as study space, providing a good level of storage with built in base and wall units complementing the main kitchen; work surface providing a useful space, continuation of the tiled floor and double glazed window overlooking the rear garden.

A further door leads through into:

UTILITY ROOM

10'7" x 8'10" (3.23m x 2.69m)

A well proportioned room again providing an excellent level of storage with fitted wall, base and drawer units with two runs of laminate work surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs; plumbing for washing machine, space for tumble dryer, room for further free standing appliance, double glazed window overlooking the rear garden and an obscured glazed door leading through into:

REAR ENTRANCE LOBBY

4' x 3'10" (1.22m x 1.17m)

Having a pitched ceiling, UPVC double glazed exterior door into the garden and a further door leading through into:

BOILER ROOM

8' x 3'8" (2.44m x 1.12m)

A useful storage space which houses the gas central heating boiler; having a base unit and pitched ceiling and providing a useful level of storage as well as possible potential for conversion into a ground floor WC (there is a gardener's WC attached to the rear of this outbuilding)

Returning to the initial entrance hall and open doorway leads through into:

INNER HALLWAY

5'11" x 9'10" into stairwell (1.80m x 3.00m into stairwell)

Having a spindle balustrade turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath, tiled floor, central heating radiator concealed behind feature cover and a further oak door leading into:

SITTING ROOM

14'11" x 11'11" (4.55m x 3.63m)

A pleasant room benefitting from a dual aspect with double glazed windows to the front and side; chimney breast with period tiled fireplace and hearth, inset open grate and alcoves to the side; wood effect laminate flooring and coved ceiling.

RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having double glazed window to the front and an open doorway leading through into:

INITIAL 1ST FLOOR RECEPTION SPACE/DRESSING AREA

9'5" x 8' (2.87m x 2.44m)

A versatile room which has been utilised as a first floor reception or alternatively could provide a first floor study space or even be sub divided to create a dressing room or single bedroom. The room having access to loft space above, attractive exposed brick internal elevation, double glazed window to the front and, in turn, further oak doors leading to:

PRINCIPLE SUITE

A fantastic main bedroom comprising a dressing room, double bedroom and ensuite facilities providing 270 sq.ft. of floor area.

DRESSING ROOM

9'8" x 6'3" (2.95m x 1.91m)

An initial walk through dressing area leads into a separate dressing room having inset downlighters to the ceiling and double glazed window to the side.

PRINCIPLE BEDROOM

11'11" x 11'10" (3.63m x 3.61m)

Flooded with light having a pair of double glazed French doors and Juliet balcony overlooking the rear gardens; inset downlighters to the ceiling and a further door leading through into:

ENSUITE BATHROOM

9'10" x 5'11" (3.00m x 1.80m)

Having a three piece suite comprising shower bath with chrome mixer tap with both integral shower handset and rainwater rose over and glass screen, close coupled WC and vanity unit with contemporary washbasin with chrome mixer tap and tiled splash backs; chrome towel radiator and light tunnel to the ceiling.

BEDROOM 4

9'9" x 9'1" (2.97m x 2.77m)

A double bedroom having an aspect to the front; inset downlighters to the ceiling and double glazed window.

Returning to the first floor landing further doors lead, in turn, to:

BEDROOM 2

12' x 11'5" (3.66m x 3.48m)

A well proportioned double bedroom having an aspect to the front; built in wardrobes and double glazed window.

BEDROOM 3

11'3" x 11' (3.43m x 3.35m)

Again a double bedroom having an aspect into the rear garden; built in cupboard and double glazed window.

MAIN BATHROOM

11'4" max into alcove x 8'11" max (3.45m max into alcove x 2.72m max)

A well proportioned space tastefully appointed with a contemporary suite comprising initial shower area with large shower tray, glass screen and wall mounted shower mixer with independent handset over, close coupled WC with concealed cistern set in a vanity unit, inset washbasin with chrome mixer tap and tiled splash backs, built in airing cupboard and double glazed window; an open doorway leading into a bathing area which has an inset panelled bath with chrome mixer tap and tiled splash backs and chrome towel radiator.

EXTERIOR

The property occupies a fantastic plot, generous by modern standards, extending to in excess of 160 ft. in length and set well back from the lane behind a landscaped frontage which provides an excellent level of off road parking with a generous stone chipping driveway with brick set edging. A central grassed island provides an attractive focal point with brick set edging and central tree; additional established borders with a variety of shrubs. A timber gate

to the side of the property gives access into an established, well stocked and enclosed rear garden which approaches 100 ft. in length and is thoughtfully landscaped to provide different settings comprising an initial formal area with a paved terrace that links back into the living area of the kitchen. This leads onto a further stone chipping area with rectangular artificial lawn and established borders. Within this area of the garden there is a useful timber cabin which provides a useful outdoor studio space or potential home office with bifold doors, power and light providing an excellent outdoor entertaining space leading onto the garden. In addition, located within an attached brick outbuilding is a useful gardener's WC. This more formal area leads into a central part with ornamental pond; stocked with established silver birch trees and mainly laid to lawn with further mature shrubs and steps leading up to a grassed area at the foot. In addition there are two timber storage sheds and a brick outbuilding providing useful storage areas.

GARDENER'S WC

4'5" x 3'5" (1.35m x 1.04m)

Having a two piece white suite comprising close coupled WC and wall mounted washbasin; pitched ceiling and cottage latch door.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage 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>



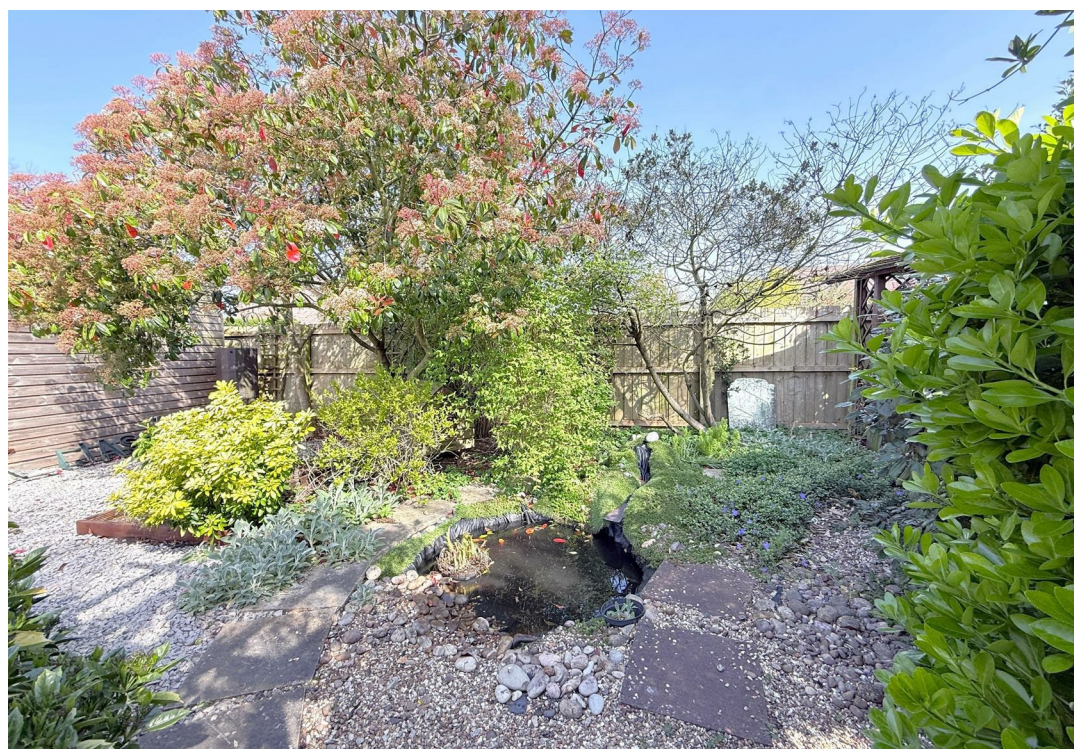




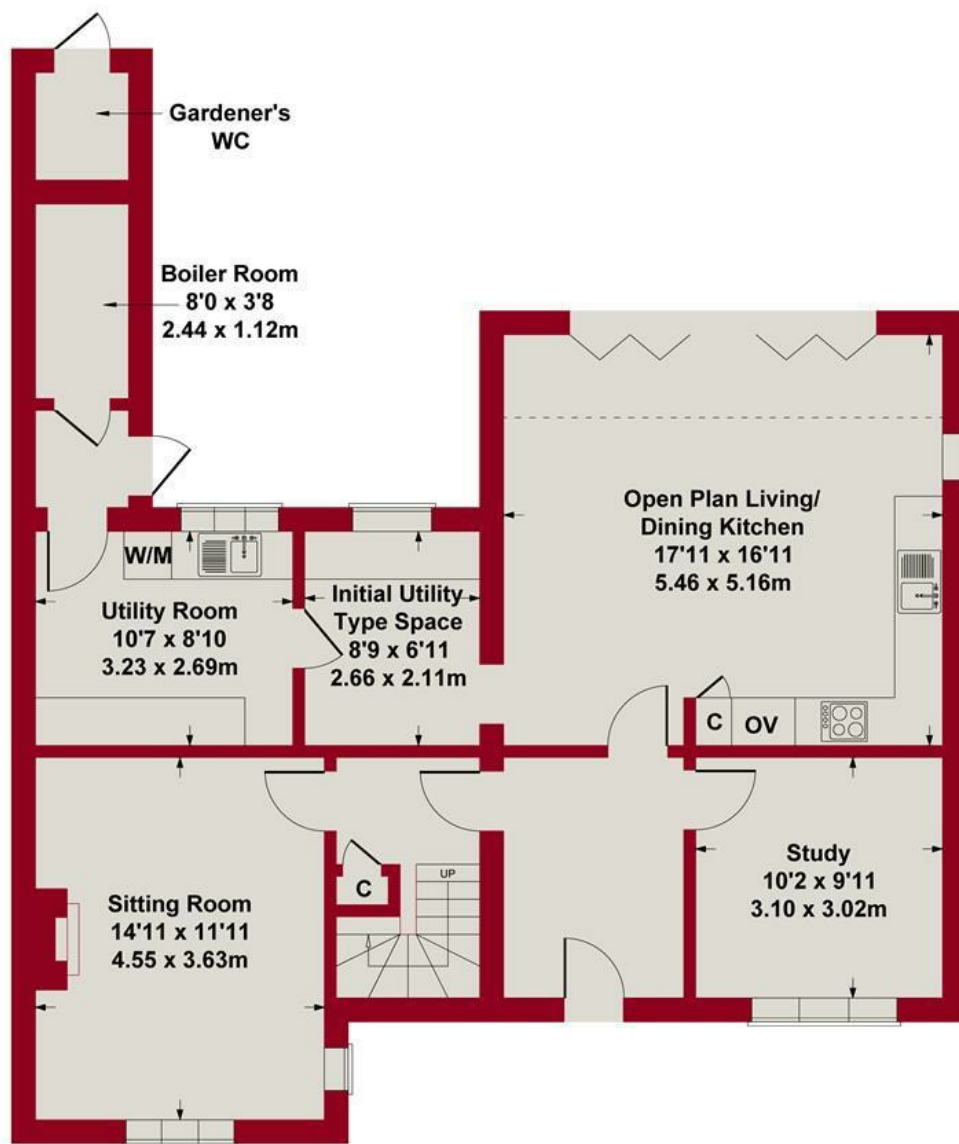




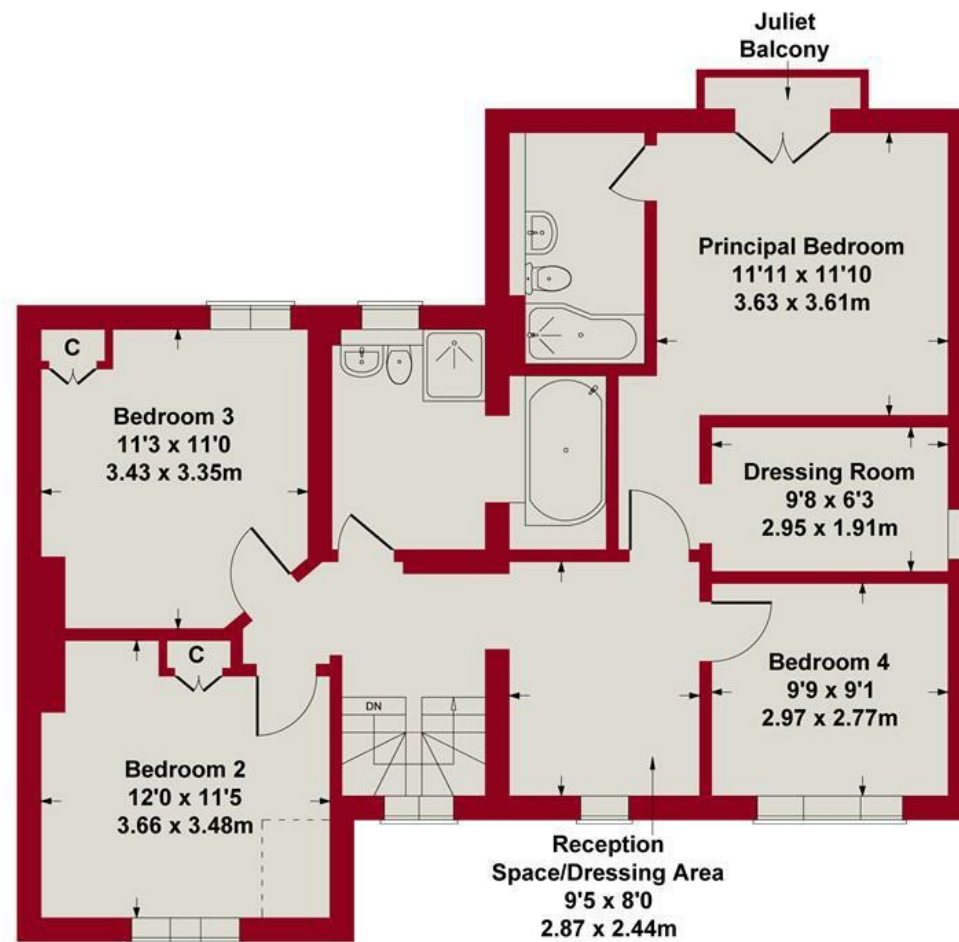








GROUND FLOOR



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.



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		
	77	81
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		



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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