



8 Calcraft Drive, Bottesford, Leicestershire,
NG13 0HY

Guide Price £320,000

Tel: 01949 836678

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

- Modern Detached Home
- 3 Bedrooms
- Ensuite & Main Bathroom
- Delightful Landscaped Gardens
- Tandem Driveway & Garage
- Completed By Bellway Homes In 2021
- Spacious Open Plan Dining Kitchen
- Ground Floor Cloak Room
- Westerly Rear Aspect
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented detached contemporary home originally completed by Bellway Homes in 2021 to their attractive Rosewood design which combines both modern and traditional elements, having a traditional style facade with brick elevations beneath a pantiled roof with a rosemary tiled bay window and cottage style porch. This is combined with the benefits of modern construction and efficiency with the property benefitting from UPVC double glazing and gas central heating and is relatively neutrally decorated throughout with contemporary fixtures and fittings.

The property offers around 925 sq.ft. of internal accommodation which is large enough to accommodate small families but would appeal to a wider audience, whether it be from single or professional couples or those downsizing from larger dwelling, appreciating a modern efficient home that's within walking distance of the heart of the village and its wealth of amenities.

The accommodation comprises an initial entrance hall with ground floor cloak room, a pleasant sitting room and, to the rear of the property, a full width open plan dining kitchen benefitting from a westerly aspect into the rear garden. The kitchen area is well appointed with a generous range of contemporary units ideal for the keen cook and the dining area links out into the garden via a pair of French doors. To the first floor there are three bedrooms, the principal of which benefits from ensuite facilities, and a separate main bathroom.

As well as the internal accommodation the property occupies a delightful plot which has been thoughtfully landscaped to the front and rear; a tandem length driveway leads to a detached garage. The well stocked rear garden benefits from a westerly aspect and various seating areas dotted throughout.

Overall this is a well thought out tastefully presented home within this highly regarded and well served village.

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 DIAMOND LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15'10" x 6'9" into stairwell (4.83m x 2.06m into stairwell)

An initial entrance vestibule having spindle balustrade staircase rising to the first floor landing and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'3" x 3'1" (1.60m x 0.94m)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap; window to the front.

SITTING ROOM

15'6" (16'11" max into bay) x 10'6" (4.72m (5.16m max into bay) x 3.20m)

A pleasant well proportioned reception benefitting from an attractive walk in bay window with plantation shutters to the front.

OPEN PLAN DINING KITCHEN

17'10" x 9'10" (5.44m x 3.00m)

A particularly well proportioned light and airy space benefitting from a westerly aspect to the rear with access out into the landscaped garden. The initial reception area is large enough to accommodate a living or dining space; having a large walk in under stairs cupboard providing a good level of storage. The kitchen is tastefully appointed with a generous range of contemporary wall, base and drawer units with brushed metal door furniture and U shaped configuration of laminate preparation surfaces; inset stainless steel sink and drain unit; integrated appliances include for ring Zanussi gas hob with splash back and chimney hood over, single oven, dishwasher, fridge, freezer and washer dryer; the kitchen area having an additional window overlooking the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in airing cupboard providing an excellent level of storage, additional over stairs cupboard, access to loft space above, window to the side and further doors leading to:

BEDROOM 1

11' x 9'11" (3.35m x 3.02m)

A double bedroom having aspect to the front, window with plantation shutters and benefitting from ensuite facilities.

ENSUITE SHOWER ROOM

7'7" x 3'10" (2.31m x 1.17m)

Tastefully appointed with a contemporary suite comprising a double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap; tiled splash backs and window to the side elevation.

BEDROOM 2

11'5" x 9'2" (3.48m x 2.79m)

Again a double bedroom having aspect into the rear garden; window with plantation shutters.

BEDROOM 3

8'2" x 8'5" (2.49m x 2.57m)

Currently utilised as a first floor dressing room but would make an ideal office or third bedroom; having window with plantation shutters overlooking the garden.

MAIN BATHROOM

5'7" x 6'7" (1.70m x 2.01m)

Having a contemporary three piece white suite comprising close coupled WC, pedestal washbasin with chrome mixer tap and panelled bath with chrome mixer tap and additional wall mounted shower over and glass screen; tiled splash backs and window to the front.

EXTERIOR

The property occupies a pleasant position within this now established development occupying a landscaped plot with a relatively low maintenance forecourt frontage with established hedged border behind which lies purple slate borders with inset shrubs and central pathway leading to the front door. Adjacent to the property is a tandem length driveway providing off road car standing for two vehicles and in turn leads to a detached brick and pantiled single garage with up and over door and potential storage in the eaves. The rear garden provides a delightful outdoor space benefitting from a westerly aspect and well stocked with a variety of trees and shrubs; an initial paved terrace leads onto gravelled borders and a sweeping pathway that continues to the foot of the garden where there are various seating areas including a secluded stone chipping seating area with timber pergola over. Overall this is a perfect outdoor space for those requiring an already established, landscaped, garden.

COUNCIL TAX BAND

Melton District Council - Band D

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).

We understand the predicted annual estate management charge is £140 + VAT but this has not been implemented yet and is still to be confirmed.

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:-

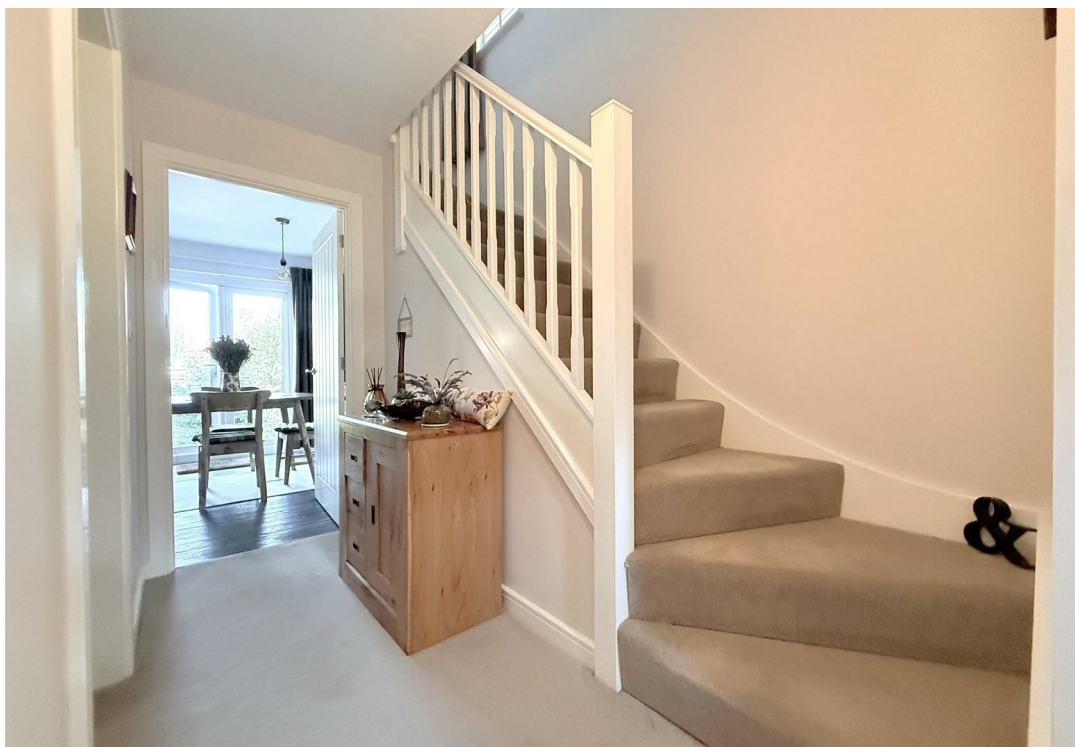
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

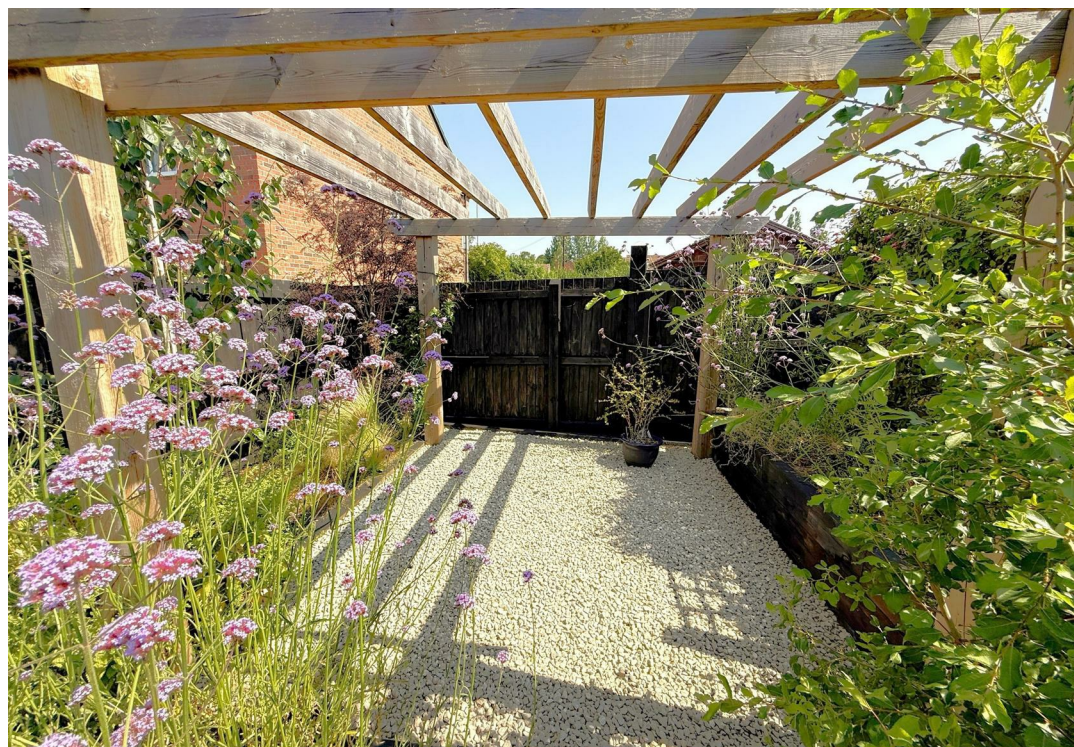
<https://www.gov.uk/search-register-planning-decisions>













GARAGE

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.

Produced by Potterplans Ltd. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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



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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