Honeypot Cottage, 19 Albert Street,
Bottesford, Leicestershire, NG13 0AJ

£425,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this archetypal detached double fronted period cottage, occupying an attractive and generous plot right at the heart of this highly regarded and well served Vale of Belvoir village.

The original double fronted element of the property is understood to date back to the mid 1800s and approximately 100 years later a further extension was added to the rear creating a versatile level of accommodation, which has more recently seen a tasteful programme of sympathetic modernisation.

The property benefits from replacement cottage style woodgrain effect UPVC double glazed windows, gas central heating, hand made Shaker style kitchen and contemporary shower room, all lying behind the attractive double fronted brick elevations beneath a pantiled roof.

Internally the accommodation comprises initial entrance hall with cottage latch doors leading to two reception rooms, both benefitting from solid fuel stoves and the second reception linking into the dining kitchen which benefits from a dual aspect into the rear garden, walk-in pantry and additional rear entrance porch.

To the first floor there are three bedrooms, the main two doubles benefitting from hand made wardrobes, there is also a contemporary wet room.

The property occupies a delightful plot set well back from the road behind a walled frontage with off road car standing and established garden.

The rear garden is a particularly delightful aspect of the property being a generous size by modern standards and benefitting from a just off westerly aspect, having central lawn and well stocked perimeter borders with established trees and shrubs.

Attached to the rear of the house is the useful addition of a garden room, which is currently utilised as a studio but would make an excellent home office. A run of brick outbuildings provide a utility room and useful store, as well as gardener's wc.

Overall this is a rare opportunity to acquire an interesting individual home and viewing is the only way to truly appreciate both the location and accommodation on offer.

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 COTTAGE-STYLE ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL
6'5 x 3'10 (1.96m x 1.17m)

Having initial inset bristle mat, central heating radiator, staircase rising to the first floor, cottage latch door to:

SNUG
11'0 x 11'0 (3.35m x 3.35m)

Having chimney breast with flagged hearth, solid fuel stove and timber mantle, alcoves to the side, coved ceiling, central heating radiator concealed behind feature cover, double glazed window to the front.

LOUNGE
10'9 x 10'10 max (3.28m x 3.30m max)

A versatile reception which could be utilised as formal dining room leading through into the kitchen, having chimney breast with exposed brick fireplace, stone hearth and solid fuel stove, alcoves to the side one having built in

low level cupboard, coved ceiling, access to understairs storage, central heating radiator behind feature cover, double glazed window to the front. A further cottage latch door leads through into:

DINING KITCHEN
10'11 x 10'8 (3.33m x 3.25m)

A light and airy space benefitting from a dual aspect and having been modernised with a generous range of hand made wall, base and drawer units with hand painted fronts, oak preparation surfaces, under mounted Belfast sink, tiled splashbacks, space for free standing gas or electric range, integral dishwasher, central heating radiator, integrated under counter fridge, ample room for small dining table, inset downlighters to the ceiling, double glazed windows to the rear and side elevations and cottage latch door leading through into:

WALK-IN PANTRY / UTILITY
11'0 x 4'0 (3.35m x 1.22m)

Providing a wealth of storage with fitted shelving, work surface with space beneath for appliances, window to the rear elevation.

SIDE ENTRANCE HALL
6'10 x 3'9 (2.08m x 1.14m)

Having double glazed window and exterior door leading into the rear garden.

GARDEN / SUN ROOM

Attached to the rear elevation of the property and separately accessed from the main house creating an independent space, currently utilised as a studio but would make an excellent home office or simply additional reception looking down the garden. Having power and light, UPVC double glazed windows and French doors to the rear.

RETURNING TO THE ENTRANCE HALL A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING
Having cottage latch doors to:

BEDROOM 1
11'5 x 10'6 (3.48m x 3.20m)

A well proportioned double bedroom having aspect to the front, fitted with a generous range of integrated furniture with wardrobes, overhead storage cupboards and central dressing table, coved ceiling, central heating radiator and double glazed window.

BEDROOM 2
11'5 x 10'7 (3.48m x 3.23m)

A further double bedroom having aspect to the front and again fitted with a generous range of integrated furniture with wardrobes, overhead storage cupboards and central vanity area, central heating radiator, coved ceiling, overstairs storage cupboard, double glazed window.

From the initial landing an open doorway leads through to an:

INNER LANDING
7'6 x 2'10 (2.29m x 0.86m)
Having access to loft space, central heating radiator and double glazed window to the side.

BEDROOM 3
11'0 x 7'5 (3.35m x 2.26m)

Having delightful aspect into the rear garden, coved ceiling, central heating radiator and double glazed window.

SHOWER ROOM
7'8 x 6'11 (2.34m x 2.11m)

Beautifully appointed having been modernised with a contemporary suite comprising large walk-in mosaic tiled wet area with glass screen and wall mounted shower mixer with independent handset and rainwater rose over, vanity unit providing useful storage, close coupled wc with

concealed cistern and inset Vitra wash basin, fully tiled walls, vertical column radiator and additional electric towel radiator, inset downlighters to the ceiling, built in airing cupboard and double glazed window to the side.

EXTERIOR

The property occupies a prominent position right at the heart of the village, set well back from the road behind a walled frontage with central wrought iron courtesy gate, a gravel pathway with Victorian block edging leads to the front door and the remainder of the garden is laid to lawn with well stocked borders. A stone chipping driveway provides off road parking for two vehicles and a timber courtesy gate gives access into the rear garden.

REAR GARDEN

The rear garden has an initial terrace area linking into the kitchen, log store and pathway leading to a run outbuildings.

A further lawned area with stepping stones leads to the garden room and looking down the lawned garden, which by modern standards is of a generous size, enclosed to all sides and well stocked with established trees and shrubs and benefitting from a just off westerly aspect.

OUTBUILDINGS

Situated in the garden is a run of three attached brick outbuildings which have been converted to create utility store and gardener's wc.

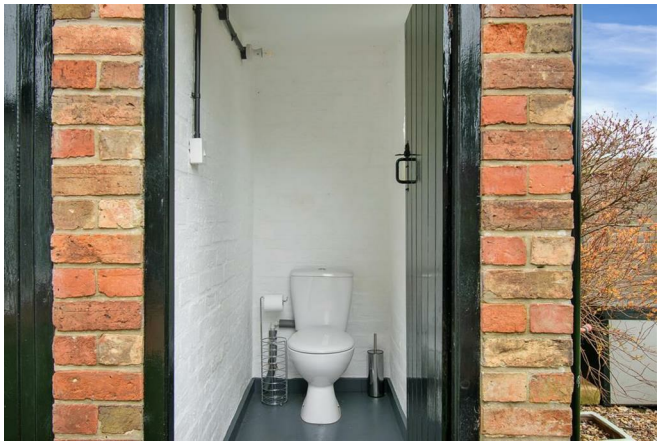
UTILITY ROOM

Having power and light, work surface with under-mounted Belfast style sink, plumbing for washing machine and window at the rear.

STORE / WORKSHOP

Formerly likely to have been the coal house but now utilised as a useful garden store.

GARDENER'S WC



Having a modern suite with close coupled wc and window to the side.

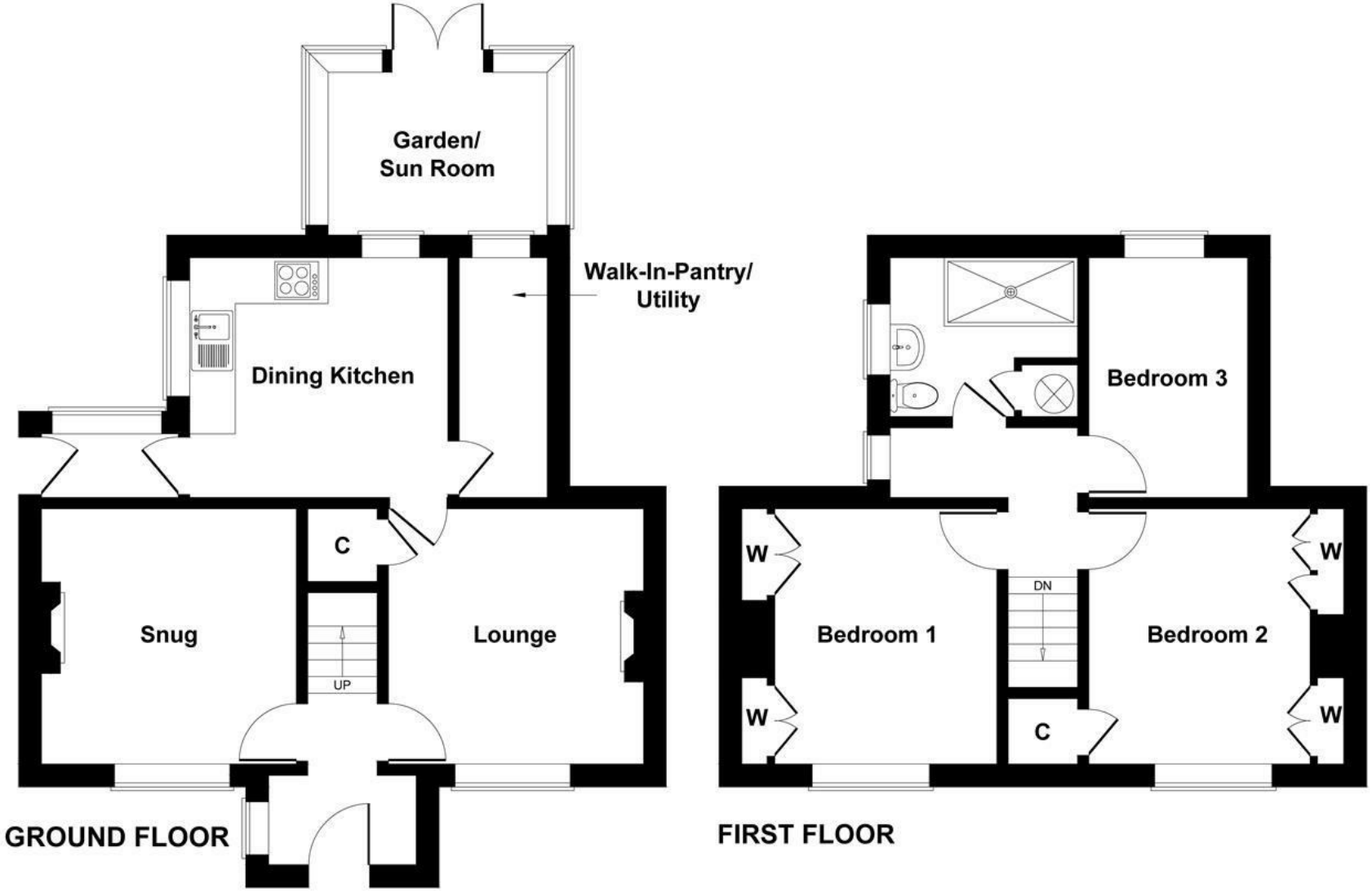
COUNCIL TAX BAND

Melton Borough Council - Tax Band C.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area

ADDITIONAL INFORMATION



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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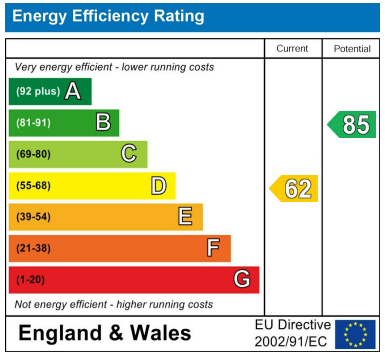

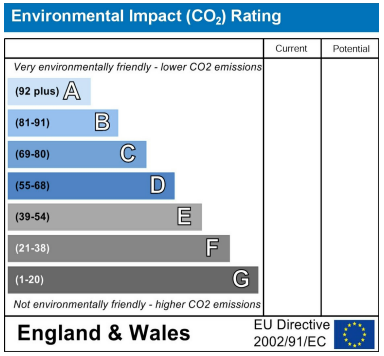

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The Property Ombudsman

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