



21 Station Road

Bottesford, Nottingham, NG13 0EB



Book a Viewing!

Offers Over £440,000

A rare opportunity to acquire a traditional detached family home in the heart of Bottesford, offering versatile accommodation and occupying a generous plot. This charming property features two driveways, a garage and a workshop, providing ample space for parking and storage. The two storey accommodation begins with a welcoming porch that leads into an entrance hallway, beautifully enhanced by a stripped wood floor and panelled staircase. The dining room flows seamlessly into the kitchen breakfast room, creating a wonderful space for entertaining. The inviting living room boasts a feature fireplace with an open plan layout extending into an additional reception area.





All mains services available. Gas central heating.

EPC RATING — D.

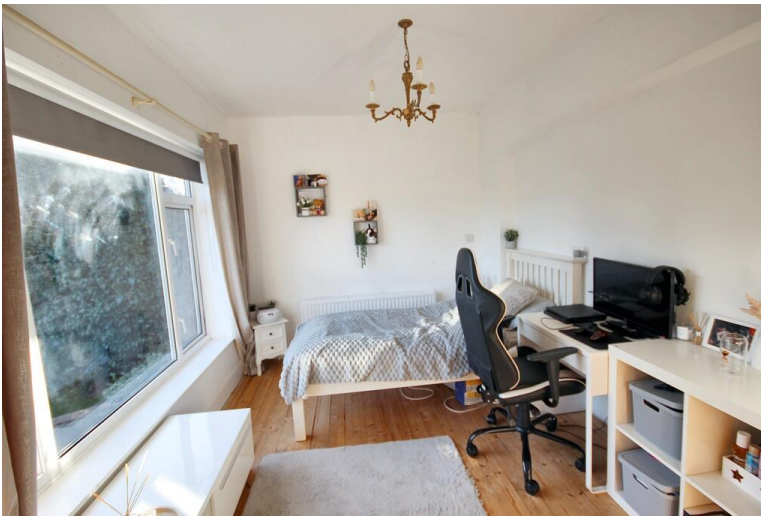
COUNCIL TAX BAND — C. Melton Borough Council.

TENURE - Freehold.

LOCATION Bottesford is a charming village in Leicestershire, situated near the Nottinghamshire border and close to the market town of Newark. Known for its rich history and picturesque surroundings, Bottesford offers a blend of rural beauty and modern amenities.

The village is home to the impressive St. Mary's Church, famous for its tall spire known as the "Lady of the Vale." Bottesford has a strong sense of community, with local shops, pubs, and cafes providing a welcoming atmosphere. The area is popular with families and commuters alike, thanks to its good schools and convenient transport links, including a railway station with connections to Nottingham, Grantham and beyond.

Outdoor enthusiasts can enjoy scenic walks along the nearby River Devon, while the surrounding countryside offers plenty of opportunities for exploration. Bottesford's mix of historic charm and modern convenience makes it a desirable place to live and visit.



PORCH 7' 10" x 4' 2" (2.39m x 1.27m) With wooden door, uPVC double glazed window to the front elevation, radiator, tiled floor and glazed door to the entrance hall.

ENTRANCE HALL With uPVC double glazed window to the side elevation, picture rail, stairs to the first floor with under stairs storage, radiator, stripped wood flooring and doors to reception room, dining room and to the downstairs WC.

WC Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, tiled splash-back, radiator and a uPVC double glazed opaque window to the front elevation.

KITCHEN BREAKFAST ROOM 15' 6" x 9' 2" (4.72m x 2.79m) Fitted with a range of wall and base units with a work surface incorporating two sink units with stainless steel mixer taps, integrated dishwasher, fridge and freezer, spaces for a cooker and for a washing machine, breakfast bar, radiator, spotlights, built-in storage cupboard, access to the cellar and uPVC double glazed window and double glazed door on to the garden at the rear.

DINING ROOM 8' 9" x 8' 8" (2.67m x 2.64m) With uPVC double glazed window to the front elevation, radiator, open plan to the kitchen breakfast room and doors to the living room and entrance hall.

LIVING ROOM 20' 11" x 12' 0" (maximum measurements) (6.38m x 3.66m) With two areas, uPVC double glazed sliding patio doors on to the garden at the rear, uPVC double glazed window to the side elevation, radiators, bespoke built-in cabinetry, picture rail, gas fire suite and double doors to reception room/potential bedroom four.

RECEPTION ROOM/POTENTIAL BEDROOM FOUR 11' 5" x 8' 10" (3.48m x 2.69m) With uPVC double glazed window to the rear elevation, radiator and stripped wood flooring.

RECEPTION ROOM 12' 7" x 11' 8" (into recess) (3.84m x 3.56m) With uPVC double glazed window to the side elevation, radiator and an open fireplace.

LANDING With access to the loft, picture rail, uPVC double glazed window to the front elevation and doors to three bedrooms and the bathroom.

BATHROOM 8' 10" x 6' 2" (maximum measurements) (2.69m x 1.88m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with a mixer shower attachment, chrome heated towel rail, radiator, inset spotlights, uPVC double glazed opaque windows to the side elevation and built-in storage cupboard.

BEDROOM ONE 11' 11" x 10' 9" (3.63m x 3.28m) With uPVC double glazed window to the rear elevation, radiator, bespoke fitted wardrobes and feature fire surround.

BEDROOM TWO 12' 1" x 10' 6" (3.68m x 3.2m) With uPVC double glazed window to the front elevation, radiator, bespoke built-in wardrobe with drawers and feature fire surround.





BEDROOM THREE 8' 2" x 6' 11" (plus wardrobe recess) (2.49m x 2.11m) With uPVC double glazed window to the side elevation, radiator and built-in wardrobe with mirrored sliding doors.

OUTSIDE To the front are two gravelled driveways providing off road parking and giving access to the garage. To the rear is an enclosed garden which is principally laid to lawn with borders for plants and shrubs, outside tap, patio area and covered pergola.

GARAGE 15' 11" x 9' 3" (4.85m x 2.82m) Having an up and over door, power and lighting.

WORKSHOP 8' 10" x 8' 8" (maximum measurements) (2.69m x 2.64m) With window to the side elevation.



CELLAR 8' 8" x 5' 4" (2.64m x 1.63m) Accessed from the kitchen, with reduced head height.

AGENTS NOTE The property is owned by a relative of an employee at Alasdair Morrison and Mundys.

WEBSITE

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BUYING YOUR HOME

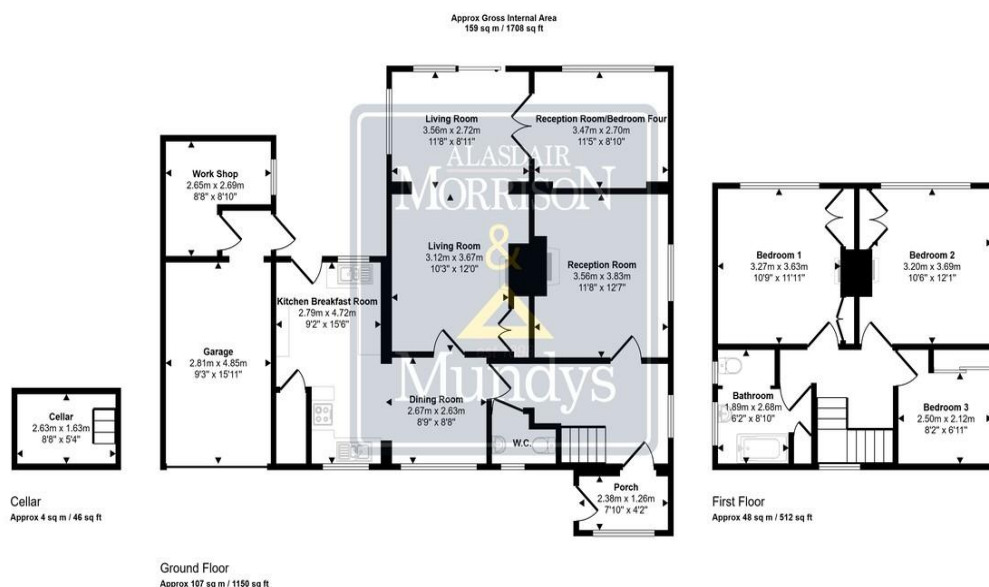
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Newark
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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