



Chestnut Close, Bottesford



- Detached Home
- Two Double Bedrooms
- Well-Presented Throughout
- Open-Plan Kitchen / Diner
- Spacious Lounge
- Family Bathroom + En-suite
- Freehold
- EPC rating D



This well-presented two-bedroom detached chalet bungalow is situated in the highly regarded and sought-after village of Bottesford, offering convenient access to the A52, A1 and a wide range of local amenities.

The property benefits from uPVC double glazing and gas-fired central heating. The ground floor accommodation comprises a welcoming entrance hall with staircase to the first floor, a generous lounge, and a stylish family bathroom fitted with a four-piece suite including bath, wash hand basin, WC, separate shower cubicle with mains-fed shower, and heated towel rail.

There is a bright and spacious open-plan kitchen/dining room, fitted with an electric oven, microwave, four-ring gas hob and fridge/freezer, with plumbing and space for both a dishwasher and washing machine. The dining area features French doors opening onto the rear garden, along with a rear entrance door providing additional access.

To the first floor, the landing offers ample built-in storage and leads to two well-proportioned double bedrooms, one of which benefits from an en-suite WC.

Externally, the property boasts well-maintained front and rear gardens, predominantly laid to lawn, along with a driveway providing ample off-road parking, side access gate and a useful garden shed.



BOTTESFORD

The village contains a range of useful amenities including primary and secondary schools, local shops, doctors surgery and dentists as well as public houses and restaurants and Co-op. The local railway station links Grantham and Nottingham whilst the East Coast Mainline connects Grantham to London Kings Cross with a journey time of around 70 minutes. The A52 and A1 provide excellent road links and the other surrounding towns of Newark and Melton Mowbray are also within easy travelling distance.

ACCOMMODATION

ENTRANCE HALL

KITCHEN / DINER

5.25m x 3.5m (17'2" x 11'6")

LOUNGE

6.24m x 3.34m (20'6" x 11'0")

FAMILY BATHROOM

1.75m x 3.14m (5'8" x 10'4")

BEDROOM ONE

4.2m x 3.42m (13'10" x 11'2")

EN-SUITE

1.49m x 2m (4'11" x 6'7")

BEDROOM TWO

3.58m x 3.76m (11'8" x 12'4")

EXTERIOR



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band C.

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

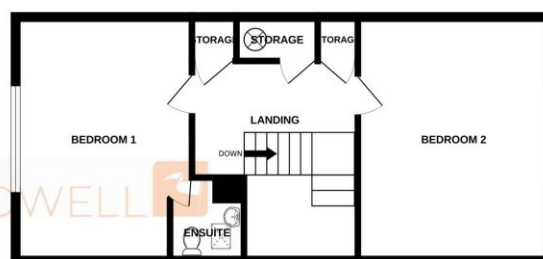


Floorplan

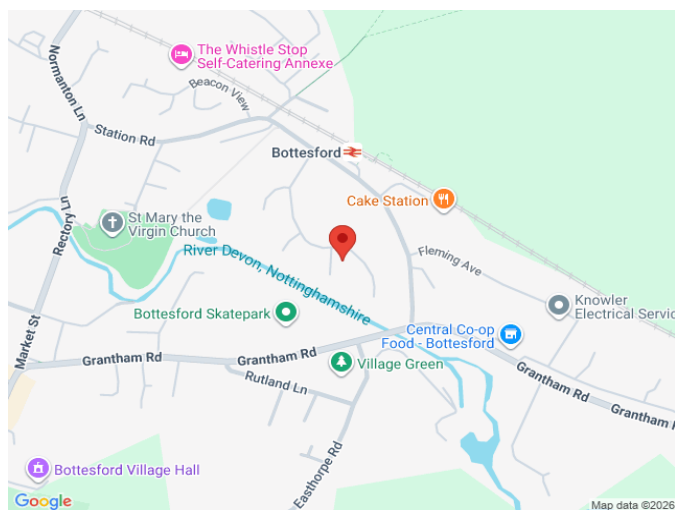
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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