



**Linden House, 24 Belvoir Road, Bottesford,
Leicestershire, NG13 0BG**

Guide Price £895,000

Tel: 01949 836678

**RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Double Fronted Period Home
- Finished to a High Specification
- 4 Double Bedrooms
- Plot Approaching 0.25 Acres
- South Westerly Aspect (solar panels installed)
- Beautifully Renovated Throughout
- Stunning Living/Dining Kitchen
- 2 Ensuites & Main Bathroom
- Substantial Driveway & Electric Gate Access
- Additional Converted Outbuilding

A rare opportunity to purchase a stunning detached period home, immaculately presented throughout having been thoughtfully renovated, retaining much of its original character but combining this with elements of contemporary living.

This handsome double fronted home occupies a generous established plot behind a gated access onto a substantial driveway, with attractive landscaped garden at the rear.

Internally the property offers an excellent level of generous accommodation having been sympathetically and tastefully extended and modernised with three ground floor receptions, including formal dining room, sitting room, and ground floor office which in turn links into what is undoubtedly the heart of the home being a beautifully appointed and generous living/dining kitchen, finished to a high specification and tastefully appointed with a generous range of bespoke units finished in Heritage style colours, with integrated appliances and marble work surfaces, providing both living and dining area, and which is flooded with light with bi-fold doors to the side and patio doors to the westerly facing rear garden. There is also a utility and ground floor cloakroom.

From the main L shaped entrance hall a spindle balustrade staircase rises to a galleried landing with four double bedrooms, the master and bedroom 2 benefitting from ensuite facilities with separate contemporary bathroom.

The property is beautifully presented throughout with tasteful decoration and combines both modern and traditional elements with high deep corniced ceilings, architrave and skirtings, two working fireplaces. In addition the property has benefitted from upgraded gas central heating, UPVC double glazing but with the aesthetics of more traditional casement windows, all of which combines to create a very functional character-filled property.

Occupying an attractive plot within walking distance of the heart of the village with generous gardens to the front and rear and a brick outbuilding which has been converted into a gym, or potential exterior office, with additional outdoor entertaining room with portable stove / oven, with doors leading onto the terrace.

In addition the property benefits from the installation of solar panels.

Overall 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.

AN OPEN FRONTED STORM PORCH WITH GRP WOODGRAIN EFFECT DOOR AND DOUBLE GLAZED LIGHT ABOVE, LEADS THROUGH INTO:

ENTRANCE HALL

19'0 max x 4'0 (5.79m max x 1.22m)

Having high deep corniced ceiling, deep skirting and architrave, oak internal doors, central heating radiator concealed behind feature cover, tiled floor with initial inset bristle mat, useful understairs storage cupboard and door to:

DINING ROOM

14'0 x 15'0 (4.27m x 4.57m)

A well proportioned reception having aspect to the front, the focal point of the room is a beautiful period fireplace with slate surround and mantle, inset cast iron fireplace with tiled inserts and hearth, high corniced ceiling, deep skirting, column radiator, double glazed sash window to the front.

SITTING ROOM

15'0 x 14'0 (4.57m x 4.27m)

A further well proportioned reception having chimney breast with finished stone surround and mantle, slate hearth and inset solid fuel stove, high corniced ceiling, picture rail, deep skirting, column radiator and double glazed sash window to the front.

STUDY

12'3 x 6'10 (3.73m x 2.08m)

A versatile reception currently utilised as a home office but alternatively would make a further snug or playroom, fitted with a generous range of bespoke integrated furniture with study area, low level drawer units and dresser unit, pitched ceiling with inset skylights, oak effect flooring, deep skirting, double glazed window to the front.

LIVING / DINING KITCHEN

40'0 x 20'0 (12.19m x 6.10m)

A simply stunning generous open plan living/entertaining space, benefitting from a dual aspect with bi-fold doors leading out onto the southerly facing courtyard garden at the side, and further sliding doors to the westerly side into the main garden which combined flood this area with light. This will undoubtedly become the hub of the home and is large enough to provide both a living and dining area, beautifully appointed with a bespoke range of farmhouse style units, finished in Heritage colours providing an excellent level of storage. Having an array of cupboards and drawer units, marble work surfaces which provide an excellent level of working space complimented by an additional island unit with both

butchers block and marble work surface and with a breakfast bar providing informal dining. Integrated appliances include Neff induction hob, Neff dishwasher, twin wine coolers, coffee machine, fan assisted oven with warming drawer beneath, alcove designed for American style fridge freezer, twin Neff ovens, attractive deep cornice ceiling with inset downlighters, tiled floor, traditional style column radiators, low level storage cupboards, central alcove designed for flat screen television and storage beneath. As an added feature, and quite unusual part of the refitting of the kitchen, an original well was uncovered and creates a really interesting feature with extra glass viewing porthole giving site to the exposed brick well, lit up to provide a unique feature. Overall this is a beautifully appointed light and airy space perfect for families.

From the kitchen a further door gives access into:

UTILITY ROOM

9'4 x 6'1 (2.84m x 1.85m)

Having plumbing for washing machine, space for further free standing appliance, continuation of the tiled floor with inset bristle mat, wall mounted Viessman gas central heating boiler, composite woodgrain effect double glazed exterior door.

(Please note that the Utility Room is in the process of being modernised and will be finished in a range of slate grey units and will be completed prior to any sale)

From the entrance hall there is a further:

INNER HALLWAY

With spindle balustrade staircase, central heating radiator concealed behind feature cover, continuation of the tiled floor and door to:

CLOAKROOM

5'7 x 3'7 (1.70m x 1.09m)

Having wall hung Villeroy Boch wc with concealed cistern, Villeroy Boch wash basin, tiled splashbacks and floor, high ceiling, column radiator and double glazed window to the side elevation.

FROM THE INNER HALLWAY A SPINDLE BALUSTRAD STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING

17'1 x 6'0 (5.21m x 1.83m)

Having deep corniced ceiling with inset downlighters, central heating radiator, double glazed sash window to the side and door to:

PRINCIPLE SUITE

An impressive Principle Suite which comprises of an initial;

WALK THROUGH DRESSING ROOM

Leading into a spacious;

DOUBLE BEDROOM

A well proportioned double bedroom having vaulted ceiling and windows to two elevations, ensuite facilities, and pleasant aspect to the west across the property's garden.

A door leads through into an;

ENSUITE SHOWER ROOM

With contemporary suite comprising of wall hung WC, vanity unit with inset wash hand basin with chrome tap, large shower enclosure with tiled surround and glass screen, contemporary wall mounted rose and independent shower handset, contemporary mirror and column towel radiator, fully tiled walls and floor, inset downlighters to the ceiling, double glazed window.

BEDROOM 2

15'7 x 14'10 (4.75m x 4.52m)

A well proportioned double bedroom having aspect to the front, integrated furniture including full height wardrobes, wall hung dressing table with vanity surface and mirrored wall behind, deep corniced ceiling with inset downlighters, column radiator, deep skirting, double glazed sash window to the front and door to:

ENSUITE SHOWER ROOM

11'9 x 3'7 (3.58m x 1.09m)

Appointed with a contemporary suite comprising shower enclosure with tiled surround and glass screen, contemporary wall mounted rose, separate shower handset and mixer, wall hung wc with concealed cistern, Villeroy Boch vanity unit with inset wash basin, column radiator, underfloor heating, fully tiled walls and floor, inset downlighters to the ceiling, double glazed window to the side.

BEDROOM 3

14'9 x 14'7 (4.50m x 4.45m)

A well proportioned double bedroom having aspect to the front, integrated wardrobes, storage cupboards and central shelved alcove, high corniced ceiling with inset downlighters, deep skirting, column radiator, double glazed sash window to the front.

BEDROOM 4

13'7 x 10'0 excl w'robe (4.14m x 3.05m excl w'robe)

A further double bedroom having aspect to the side, integrated wardrobes with oak door fronts, deep corniced ceiling with inset downlighters, deep skirting, central heating radiator and double glazed window to the side.

From the main landing an open doorway leads through to:

INNER LANDING

12'10 x 6'2 (3.91m x 1.88m)

Having a generous range of built in storage, high shelved bookcase, corniced ceiling with inset downlighters, central heating radiator, deep skirting, two double glazed windows to the side and door to:

FAMILY BATHROOM

10'1 x 9'8 (3.07m x 2.95m)

A generous bathroom appointed with large double width shower enclosure with sliding screen and chrome shower mixer with handset and rose over, Villeroy Boch double ended bath set in a tiled surround with integrated shower handset, wall hung wc with concealed cistern, Villeroy Boch his & hers wash basins, fully tiled walls and floor, inset downlighters to the ceiling, contemporary towel radiator, double glazed sash window to the rear.

EXTERIOR

The property occupies a superb position set back behind an established frontage with mature trees, laurel hedging and electric gates giving access onto a substantial pebbled driveway with formal lawned garden and central pathway bordered by box hedging leading to the front door.

REAR GARDEN

Offering a just off westerly aspect and being generous by modern standards, having initial recently re-landscaped terrace, which wraps around the side of the property, creating a fantastic outdoor entertaining area and leads onto a lawned garden with well stocked perimeter borders containing established trees and shrubs and offering a good degree of privacy.

OUTDOOR GYM/STUDY

13'6 x 8'9 (4.11m x 2.67m)

There is a range of outbuildings, one of which was the former brick and pantiled garage, converted into a useful and versatile space ideal as a gym or home office. Having double glazed full height doors to the front, tiled floor with underfloor heating, power and light with additional exterior power sockets.

BRICK & SLATE OUTBUILDING

There is a further brick outbuilding which provides a good level of storage and leads to a pleasant courtyard to the south-westerly side of the property and links back into the kitchen via a pair of bi-fold doors. Part of the building has been converted to provide a fantastic glazed "garden room" / entertaining area, with contemporary portable oven.

COUNCIL TAX BAND

Melton Borough Council - Tax Band F.

TENURE

The property is Freehold.

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

We understand that there are TPO's (tree preservation orders) in place.

We understand the solar panels are in ownership of the property.

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>

School Ofsted reports:-

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

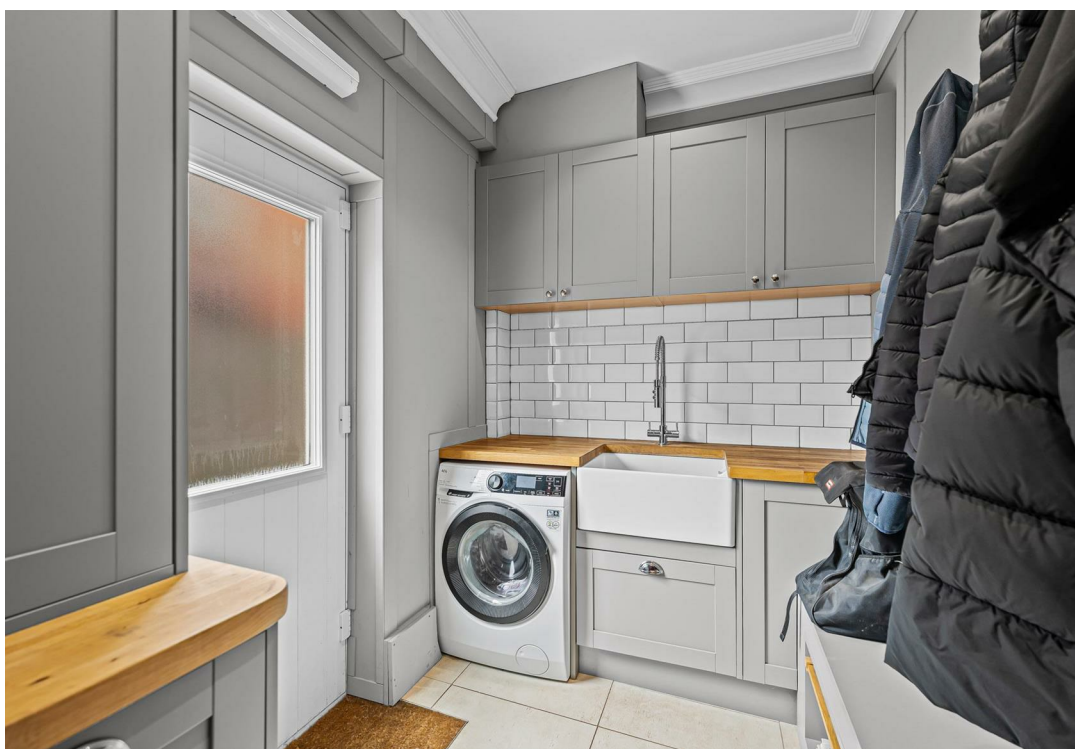
Planning applications:-

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





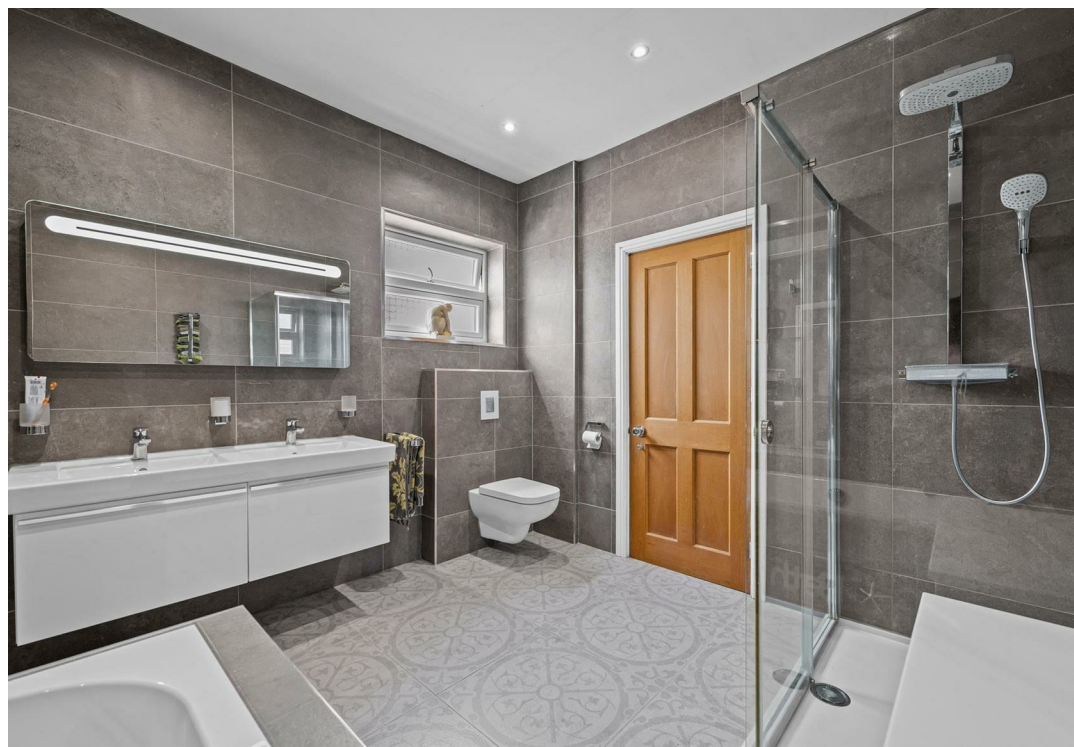


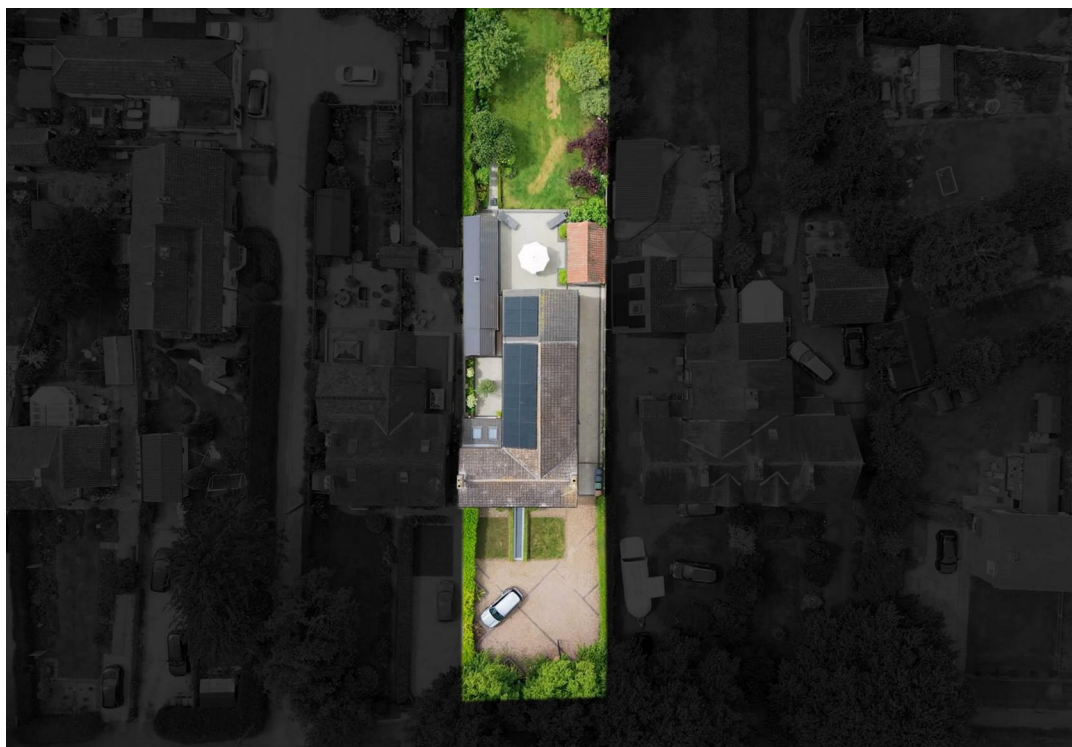
















OUTBUILDING

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.

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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		
	73	85
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		
	42	77
England & Wales		
EU Directive 2002/91/EC		



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