13 School View, Bottesford, Leicestershire,
NG13 0EW

Chain Free £125,000

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached Bungalow
- 2 Double Bedrooms
- Pleasant Established Garden
- Cul-De-Sac Location
- Ideal Downsize
- 50% Shared Ownership
- Conservatory At Rear
- Off Road Parking
- No Upward Chain
- Over 55s Accommodation

An excellent opportunity to purchase a modern semi detached bungalow advertised on a 50% shared ownership basis, located within this convenient area of the village in a small cul-de-sac setting and within easy reach of local amenities.

The property is offered to the market with no upward chain and benefits from UPVC double glazing and gas central heating. The accommodation comprises an initial storm porch with useful integrated storage cupboard; an entrance hall that in turn leads to the main reception which is large enough to accommodate both a living and dining area and links through into both a fitted kitchen and the useful addition of a conservatory at the rear which looks out onto the garden. In addition there are two double bedrooms and a wet room providing versatile single storey living.

As well as the internal accommodation the property occupies a pleasant established plot; the frontage designed to provide off road parking for two vehicles, with adjacent lawn and courtesy gate to the side which leads into a delightful, established, relatively private rear garden well stocked with a range of trees and shrubs.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

AN OPEN FRONTED STORM PORCH WHICH ALSO HOUSES A USEFUL BUILT IN STORAGE CUPBOARD, AND IN TURN LEADS TO A COMPOSITE ENTRANCE DOOR GIVING ACCESS INTO:

ENTRANCE HALL

13'2" x 6'2" max (4.01m x 1.88m max)
An L shaped entrance hall having access to loft space above, built in airing cupboard which also houses the hot water cylinder and further doors, in turn, leading to:

SITTING/DINING ROOM

16' x 12'11" (4.88m x 3.94m)
A well proportioned reception large enough to accommodate both a living and dining area and links through into both the kitchen and the useful additional of a conservatory at the rear. The focal point to the room is a feature fire surround, mantel and hearth with inset coal effect fire (we understand this has been disconnected).

Double doors lead through into:

KITCHEN

8'7" x 7'2" (2.62m x 2.18m)
Having a range of wall, base and drawer units with U shaped configuration of laminate work surfaces; inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances include four ring gas hob and single oven beneath; plumbing for washing machine, space for free standing fridge freezer, space for further under counter appliances, wall mounted gas central heating boiler and window overlooking the rear garden.

Returning to the sitting room a sliding patio door leads into:

CONSERVATORY

9'3" x 8'3" (2.82m x 2.51m)
A useful addition to the property providing a further versatile reception space overlooking the rear garden; having UPVC double glazed windows with opening top lights, central heating radiator and wide single French door into the garden.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEADS TO:

BEDROOM 1

16'6" (including wardrobes) x 10'4" max (5.03m (including wardrobes) x 3.15m max)
A well proportioned double bedroom benefitting from a run of free standing wardrobes which will remain in the property and window to the front elevation.

BEDROOM 2

9'6" x 9'5" (2.90m x 2.87m)
A further double bedroom again having aspect to the front.

WET ROOM

7'3" x 6'5" (2.21m x 1.96m)
A purpose built wet room having shower wet area with wall mounted Mira electric shower, close coupled WC and half pedestal washbasin with tiled splash backs; contemporary towel radiator.

EXTERIOR

The property occupies a pleasant position tucked away towards the end of this small cul-de-sac setting, set back behind a double width driveway providing off road car standing with a further gravelled area, adjacent lawn and central pathway leading to the front door. A timber

courtesy gate to the side gives access into a pleasant, enclosed, garden bordered by wired and panelled fencing with a central lawn, well stocked perimeter borders with a range of trees and shrubs, an initial block set seating area and a useful timber storage area at the foot. The garden offers a relatively good degree of privacy overlooking the local school playing field at the rear.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Leasehold
We understand the lease is for 100 years, which began in 1994 (Approximately 68 years remaining at point of instruction (October 2026))
There is a monthly service charge payable to PA housing of £60.23.
The property is offered to the market on a 50% share basis, with a monthly rent payable to PA Housing Ltd for the remaining 50% of £359.69 per month

ADDITIONAL NOTES

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

If you are interested in purchasing this property please use the link below to establish your eligibility to do so:
https://www.pahousing.co.uk/find-a-home/right-to-purchase/

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.

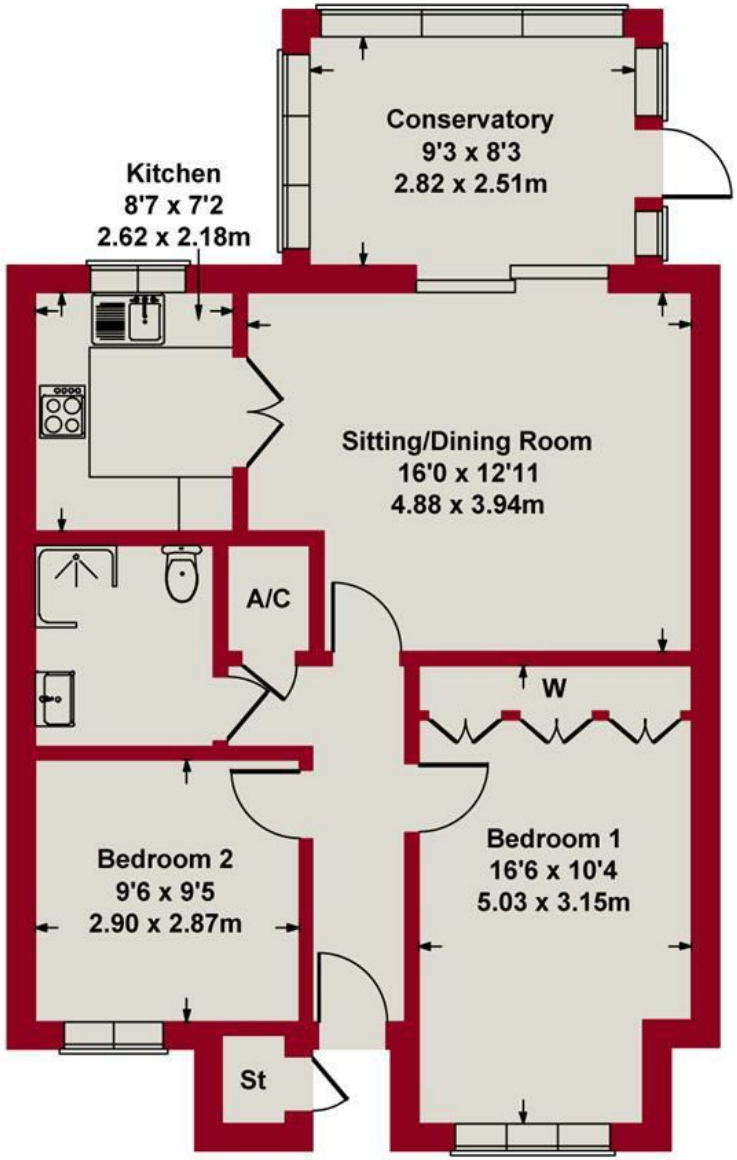
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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



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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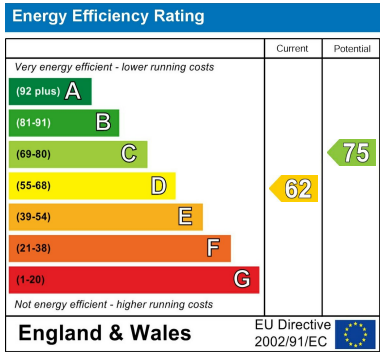

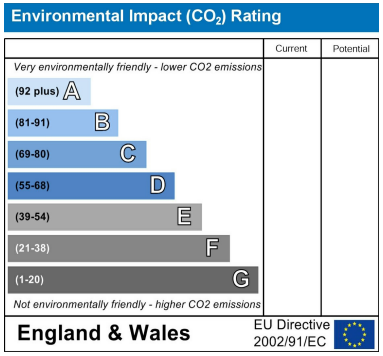

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may 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

RICS
The Property Ombudsman

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