



**Pear Tree Cottage 57 Grantham Road,  
Bottesford, Leicestershire, NG13 0EE**

**£269,995**

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**RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Charming Character Cottage
- Versatile and Interesting Layout
- 2 Bedrooms
- Well Appointed Kitchen
- Additional Enclosed Rear Garden
- Wealth of Features
- Spacious Open Plan Reception Area
- Ground Floor Contemporary Shower Room
- Considerable 60ft Frontage
- Single Garage & Timber Cabin

We have pleasure in offering to the market this charming cottage which offers a considerable level of character and a wealth of features, with double glazed cottage style multi-pane windows behind which lies a versatile and deceptive level of accommodation comprising of a spacious dual aspect reception area, with part beamed ceiling and attractive fireplace with inset solid fuel stove and oak flooring. This links out into a central courtyard providing a sheltered outdoor space which catches the sun. An inner hallway in turn leads to an L-shaped breakfast kitchen and utility area, tastefully appointed with a generous range of units and appliances, attractive part pitched ceiling and aspect into the courtyard. Leading off the utility area is a well appointed contemporary shower room.

To the first floor are two double bedrooms, the master benefitting from a good level of storage, and central first floor reception area which would make an excellent study or could create an additional occasional bedroom space, having the potential to install a second shower room.

Overall this is a truly fascinating beautifully appointed character home, conveniently located within walking distance to the wealth of local amenities and viewing comes highly recommended to appreciate 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.

ATTRACTIVE COMPOSITE WOODGRAIN EFFECT STABLE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE MAIN;

### **RECEPTION AREA & SNUG/SITTING ROOM**

26'4 (30'8 max) x 11'3 (8.03m (9.35m max) x 3.43m)

A particularly well proportioned character filled room offering a wealth of features comprising of a generous reception area which leads out into a central courtyard at the rear. The initial snug/sitting room offers beautiful heavily beamed ceiling, exposed brick chimney breast with brick hearth and inset solid fuel stove, alcoves to the side, oak wood flooring, double glazed window to the front.

This area opens out into a;

### **REAR RECEPTION**

Having useful under stairs storage cupboard, continuation of oak flooring, staircase rising to the first floor, double glazed French doors leading out into an attractive private central courtyard.

LEADING OFF THE SITTING ROOM A COTTAGE LATCH DOOR LEADS THROUGH INTO THE;

### **SIDE ENTRANCE HALL**

12'9 x 4'4 (average) (3.89m x 1.32m (average))

A useful space which links the main reception area through to the kitchen,, but also benefits from double glazed exterior doors one of which leads into the central courtyard. Room offers a shelved storage area, oak wood flooring leading onto a slate tiled floor.

An open doorway leads through into the;

### **UTILITY**

12'0 x 6'4 (3.66m x 1.93m)

Combined with the kitchen creates an L-shaped area benefitting from a dual aspect with double glazed windows to the front and rear, attractive slate tiled floor, plumbing for washing machine concealed behind integrated unit with oak butchers block work surface.

An open doorway leads through into the;

### **KITCHEN**

9'9 x 6'7 (2.97m x 2.01m)

Tastefully appointed and fitted with a range of shaker style wall, base and drawer units, butchers block work surfaces, undermounted Belfast style sink with chrome swan neck articulated mixer tap, space for free standing range, integrated dishwasher, pitched ceiling with inset skylight, double glazed window, slate tiled floor, access to loft space above.

RETURNING TO THE UTILITY, A FURTHER DOOR LEADS THROUGH INTO THE;

### **GROUND FLOOR SHOWER ROOM**

9'6 x 6'4 (2.90m x 1.93m)

Tastefully appointed with a contemporary suite comprising of large double width shower enclosure with glass screen, wall mounted shower mixer with both independent handset and rainwater rose over, vanity area providing an excellent level of storage, WC with concealed cistern, rectangular wash basin with chrome mixer tap, travertine style tiled floor, contemporary towel radiator, built-in airing cupboard, double glazed window.

RETURNING TO THE MAIN RECEPTION A STAIRCASE RISES TO THE;

### **FIRST FLOOR LANDING**

8'2 excluding stairwell x 6'9 (2.49m excluding stairwell x 2.06m)

A versatile space which would make an excellent study or reading area, or potentially could accommodate a sofa bed for occasional use or installation of a second shower room, having

double glazed dormer window to the side, access to loft space.

Further doors leading to;

### **BEDROOM 1**

11'9 x 9'3 excluding wardrobe (3.58m x 2.82m excluding wardrobe)

A pleasant double bedroom having a good range of integrated storage and built-in wardrobes, double glazed window.

### **BEDROOM 2**

11'0 x 7'1 (3.35m x 2.16m)

A further double bedroom with aspect to the rear, part pitched ceiling, double glazed window.

### **EXTERIOR**

The property occupies a delightful established plot set well back from the lane behind an established frontage which extends to approximately 60 ft, providing an enclosed mainly lawned area with picket fencing, central lawn and established borders, and a courtyard area to the front. The property benefits from additional garden space with a delightful enclosed established garden to the rear which encompasses an attractive timber studio with part vaulted roof useful as office space perfect for today's way of working, having mains electricity and looking out onto the garden.

In addition the property benefits from a detached garage.

### **GARAGE**

### **COUNCIL TAX BAND**

Melton Borough Council - Tax Band C

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

Property is understood to be on mains gas, water, electric and drainage (information taken from Energy performance certificate and/or vendor).

Please note there is a shared element with neighbouring properties regards to the vehicular access at the rear, which may have a shared responsibility for maintenance and any associated costs.

### **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>





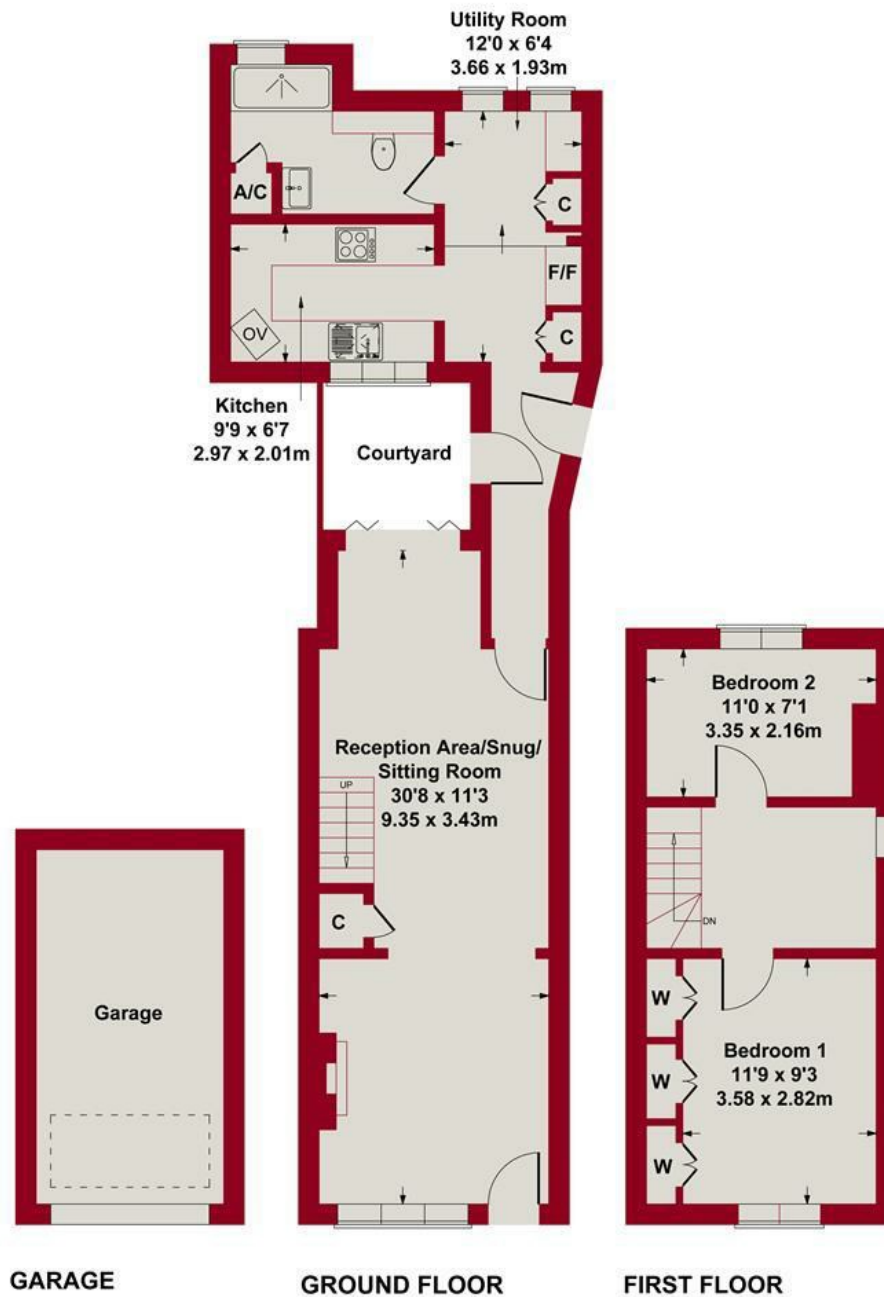












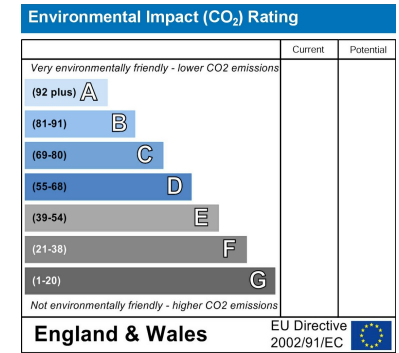
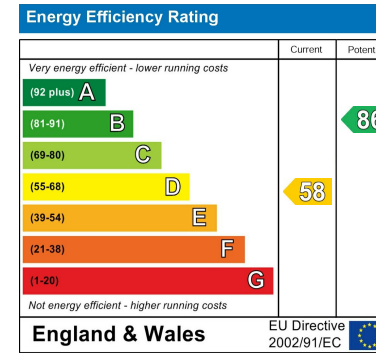
**GARAGE**

**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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