



**1 Chestnut Close, Bottesford, Leicestershire,  
NG13 0DP**

**£306,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Style Home
- Wet Room & Separate Cloak Room
- Potential For Ground Floor Living
- 2 Driveways & Garage
- Walking Distance To Local Amenities
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- Pleasant Corner Plot
- Popular Location
- Viewing Highly Recommended

An opportunity to purchase a deceptive, detached, chalet style home which offers a versatile level of internal accommodation. The property has been extended to the side elevation to create a more versatile home which has the ability to be utilised as both a two storey or single storey dwelling, benefitting from a ground floor bedroom and wet room, making it ideal for those downsizing from larger properties. However the property is certainly large enough to accommodate families, offering two further double bedrooms, cloak room and central study area to the first floor. To the ground floor there is a large initial entrance hall with an excellent level of built in storage leading through into the main sitting room and, in turn, a dining kitchen at the rear which links out into the garden.

In addition the property benefits from gas central heating and UPVC double glazing and occupies a pleasant corner plot with the benefit of two driveways. To the front is an open plan block set driveway and, to the rear, an additional driveway which leads to a single garage.

The rear garden benefits from a southerly aspect, having an initial decked terrace with covered seating area leading out onto a central lawn with well stocked perimeter borders and enclosed by panelled fencing and brick walls.

The property is located in a popular established development which is within walking distance of the heart of the village with its wealth of amenities and 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.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

13'11" x 11' max (4.24m x 3.35m max )

A well proportioned L shaped entrance hall having an excellent level of storage with initial built in cloaks cupboard with integrated shelving, additional under stairs cupboard, turning staircase rising to a first floor galleried landing above and further doors in turn leading to:

### **GROUND FLOOR BEDROOM/RECEPTION**

16' x 9'8" (4.88m x 2.95m)

A well proportioned space which offers a great deal of versatility, currently utilised as a double bedroom but alternatively would make a further reception space having double glazed French doors leading out into the rear garden.

### **GROUND FLOOR WET ROOM**

10'3" x 5'11" (3.12m x 1.80m)

A purpose built wet room having walk in shower area with wall mounted electric Mira shower and further two piece suite comprising close coupled WC and wall mounted washbasin, contemporary towel radiator and two double glazed windows to the side.

### **SITTING/DINING ROOM**

19'10" x 11'3" (6.05m x 3.43m)

A well proportioned light and airy reception having a large double glazed picture window to the front, the focal point to the room being a feature fireplace with timber fire surround and mantel and floor standing, stove effect, gas fire, additional double glazed window the side and a further door leading through into:

### **OPEN PLAN DINING/BREAKFAST KITCHEN**

17'4" x 12'8" (5.28m x 3.86m)

A well proportioned, light and airy, open plan space perfect for everyday living or entertaining comprising initial kitchen area fitted with a range of Shaker style wall, base and drawer units with U shaped configuration of butcher's block preparation surfaces, integral breakfast bar providing informal dining, under mounted Belfast style sink with chrome swan neck mixer tap, integrated appliances including fan assisted oven with microwave above, electric ceramic hob and dishwasher, plumbing and space for washing machine, further cupboard which also houses the Worcester Bosch gas central heating boiler, Travertine style tiled floor and inset downlighters to the ceiling. The kitchen in turn is open plan to a dining space which benefits from access out into the rear garden, having further fitted base units and 3/4 high larder unit with alcove designed for free standing fridge freezer.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

### **FIRST FLOOR GALLERIED LANDING**

Having pitched ceiling with exposed timber purlin, useful study area with skylight to side, built in under eaves cupboards and additional further doors to:

### **BEDROOM**

12'6" x 11'8" (3.81m x 3.56m)

A double bedroom having part pitched ceiling ,high level double glazed windows to the side, further double glazed window overlooking the rear garden, built in wardrobe and access to under eaves.

## BEDROOM

13'9" to eaves x 11'2" (4.19m to eaves x 3.40m)

A further double bedroom having a pleasant aspect down the close to the front, access to under eaves and a double glazed window.

## FIRST FLOOR CLOAK ROOM

4' x 2' (1.22m x 0.61m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin.

## EXTERIOR

The property occupies a fantastic corner plot, generous by modern standards, offering a good level of off road parking with both block set driveway to the front and additional drive and garage at the rear. The frontage has been landscaped to maximise parking and also providing relatively low maintenance with block set hard standing and established hedging. To the rear of the property is a southerly facing garden enclosed by brick walls and panelled fencing, having initial decked area, timber pergola and additional covered seating area which provides a pleasant outdoor space that links back into the living area of the kitchen. The remainder of the garden is laid to lawn with established borders and a timber courtesy gate at the rear which leads out onto the rear driveway and single garage with up and over door.

## COUNCIL TAX BAND

Melton Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

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

## 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:-

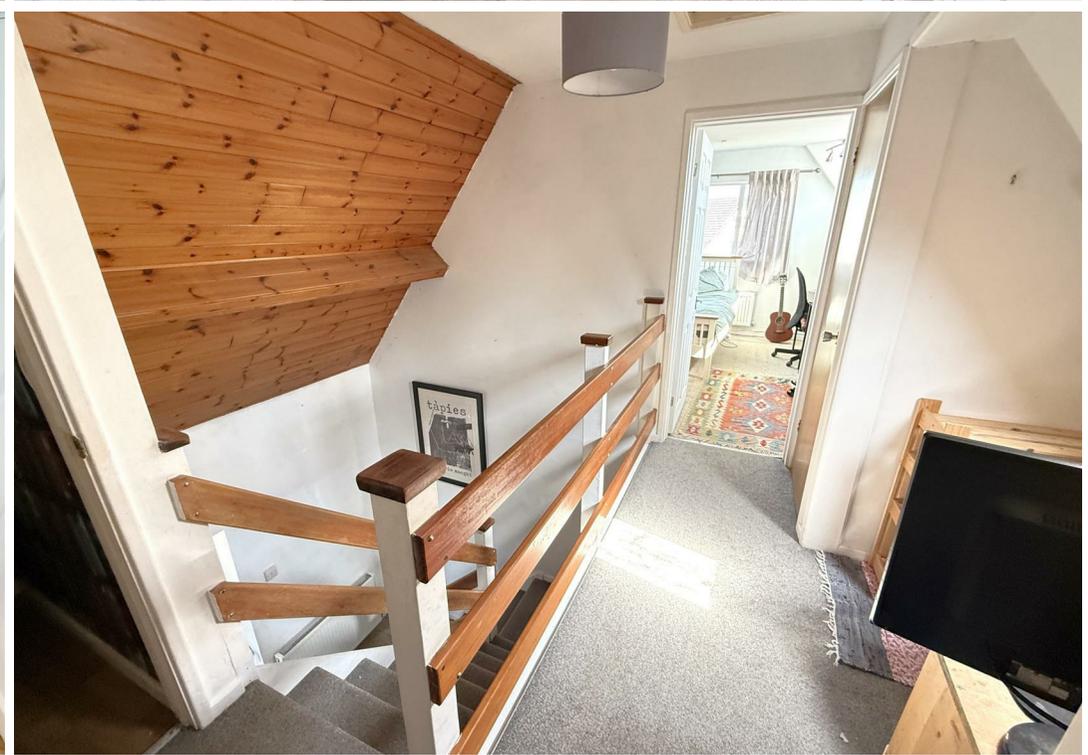
<https://reports.ofsted.gov.uk/>

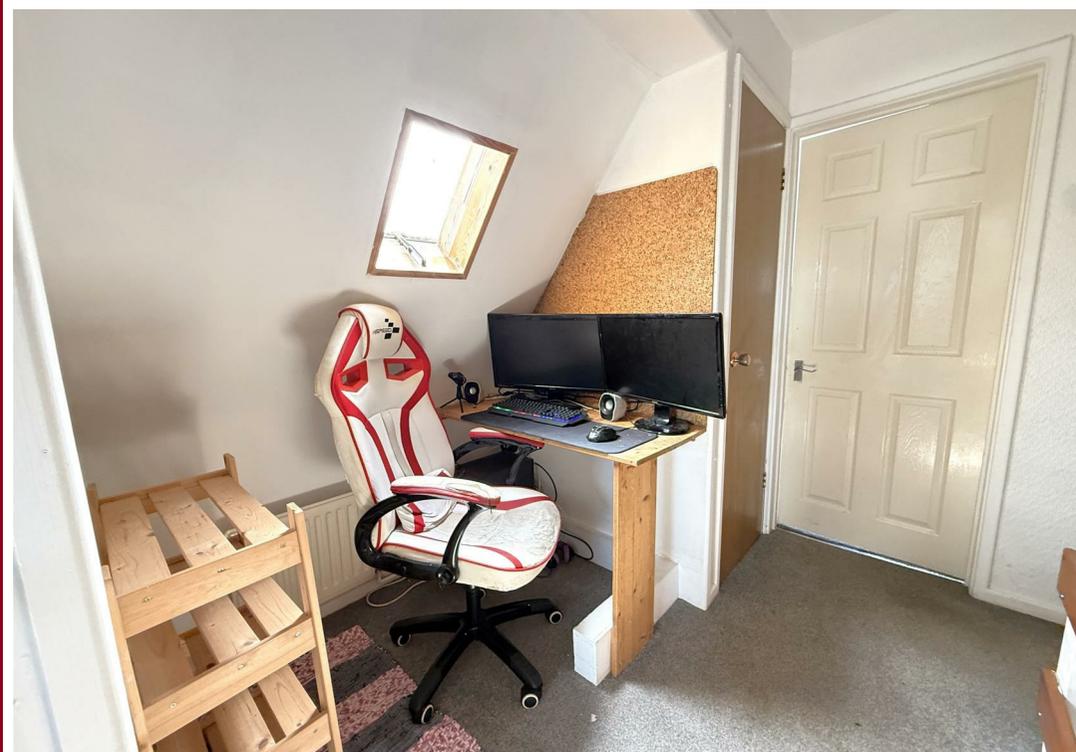
Planning applications:-

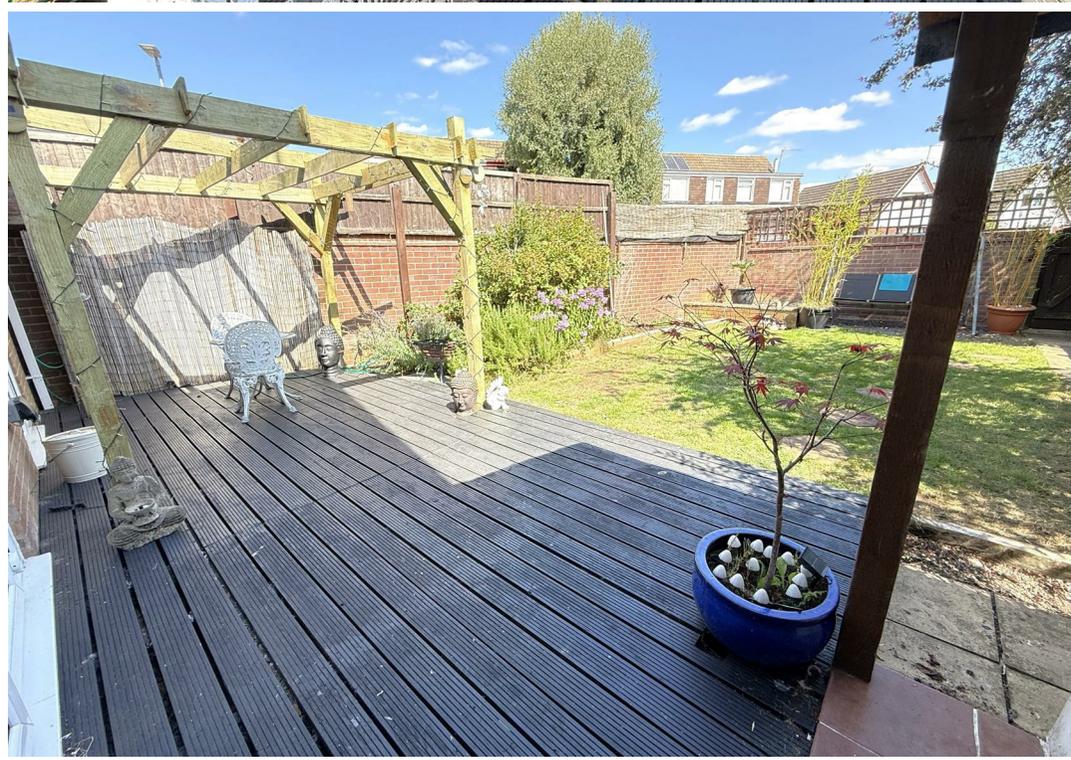
<https://www.gov.uk/search-register-planning-decisions>

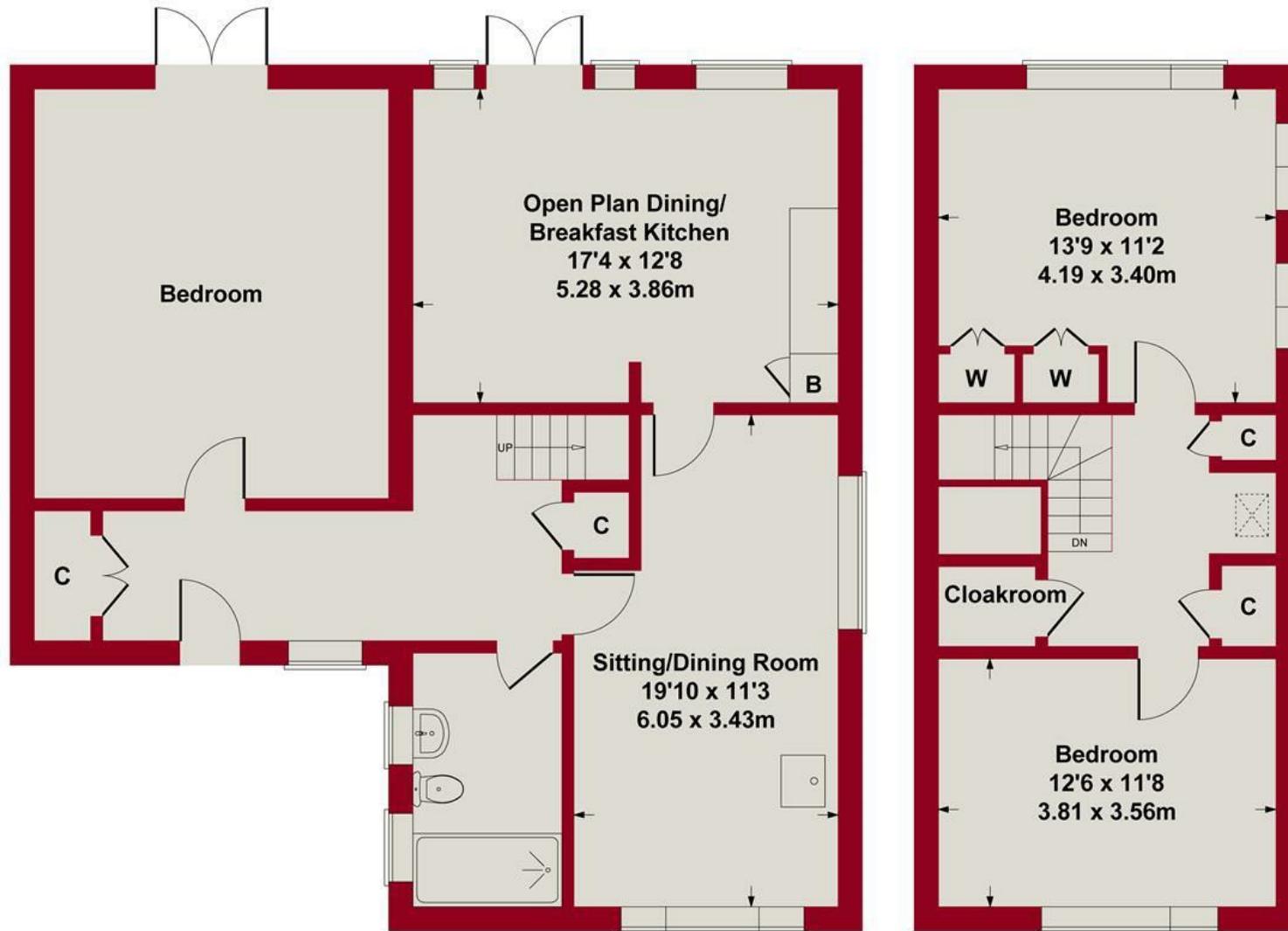












**GROUND FLOOR**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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



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Surveyors, Estate Agents, Valuers, Auctioneers