



**7 Silverwood Road, Bottesford, Leicestershire,
NG13 0BS**

Offers Over £315,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 3 Reception Areas
- Contemporary Fixtures & Fittings
- Corner Plot
- Southerly Rear Aspect
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Deceptive Accommodation
- Driveway & Garage
- Walking Distance To Local Amenities

We have pleasure in offering to the market this tastefully presented and extended traditional, semi detached, home occupying a pleasant corner plot with gardens to three sides and benefitting from a southerly rear aspect as well as driveway and garage.

Internally the property has been extended and reconfigured to create a tastefully presented home finished with contemporary fixtures and fittings and offering an excellent level of internal accommodation which lies in the region of 1,270 sq.ft. The property is neutrally decorated throughout, benefitting from UPVC double glazing and gas central heating and provides three main reception rooms and three bedrooms as well as two bath/shower rooms.

The accommodation comprises an initial storm porch leading through into a central hallway and, in turn, the main sitting room with an attractive fireplace with inset solid fuel stove. A formal dining area is part open plan to a well thought out single storey addition flooded with light, having an attractive pitched ceiling with inset skylights and patio door with a southerly aspect into the garden, and also benefitting from a contemporary stove. This in turn links into a useful utility and ground floor shower room. From the dining area a door leads into a beautifully appointed kitchen fitted with a generous range of units in heritage style colours with integrated appliances and a useful utility/rear lobby off. To the first floor there are three bedrooms, two being generous doubles, and a spacious main family bathroom with a contemporary suite.

As well as the internal accommodation the property occupies a pleasant, established, corner plot which is relatively generous by modern standards, having gardens to three sides, a southerly rear aspect and a rear driveway and garage.

Overall this is an excellent opportunity to purchase a well presented extended home large enough to accommodate families, particularly with its proximity to local schools. However it would also appeal to a wide audience, whether it be from single or professional couples or even those downsizing from larger dwellings appreciating a well placed home within walking distance of the wealth of local amenities.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED STORM PORCH

5'11" x 3' (1.80m x 0.91m)

A useful enclosed space having a tiled floor, double glazed windows and a further UPVC door leading through into:

MAIN ENTRANCE HALL

9'5" into stairwell x 5'3" (2.87m into stairwell x 1.60m)

Having a spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and further doors, in turn, leading to:

SITTING ROOM

13'11" x 13'6" (4.24m x 4.11m)

A pleasant reception having an aspect to the front, the focal point being a chimney breast with tiled hearth and surround, timber mantel, inset solid fuel stove and alcoves to the side. In addition the room having a coved ceiling and double glazed window.

INITIAL DINING ROOM

14' x 9'3" (4.27m x 2.82m)

A versatile space which links through into both the kitchen and garden room and makes an ideal formal dining space having an aspect to the rear, contemporary tiled floor, useful alcove with under stairs storage cupboard, inset downlighters to the ceiling and a further multi paned door leading through into:

KITCHEN

12'8" x 11' (3.86m x 3.35m)

Beautifully appointed having been tastefully modernised with a generous range of Shaker style wall, base and drawer units finished in heritage style colours providing an excellent level of storage having under unit lighting, quartz preparation surfaces providing an excellent working area, undermounted sink unit with chrome swan neck mixer tap; integrated appliances including dishwasher, fridge and freezer; space for free standing range with chimney hood over, inset downlighters to the ceiling, contemporary towel radiator, continuation of the tiled floor, double glazed window overlooking the rear garden and a further double glazed door leading through into:

ENCLOSED REAR PORCH

7'7" x 5'4" (2.31m x 1.63m)

A useful addition to the property providing an enclosed storm porch but also doubles up as a utility space with plumbing for a washing machine, having continuation of the tiled floor, double glazed windows and exterior door into the garden.

Returning to the dining room and large open doorway leads through into:

GARDEN ROOM

15' x 12'9" (4.57m x 3.89m)

A fantastic light and airy space flooded with light having two skylights to a pitched ceiling as well as a double glazed sliding patio door to the southerly side overlooking the garden. The focal point to the room is an attractive contemporary solid fuel stove with tiled back. In addition the room having continuation of the tiled floor, under floor heating, inset downlighters to the ceiling and a sliding pocket door leading through into:

UTILITY ROOM

6'11" x 5'6" (2.11m x 1.68m)

A useful space providing additional storage with fitted wall and base units, laminate preparation surface, tiled floor, under floor heating, double glazed window to the front and a further door leading through into:

GROUND FLOOR SHOWER ROOM

7'8" x 4'9" (2.34m x 1.45m)

Beautifully appointed with a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over; vanity unit comprising WC with concealed cistern and vanity surface over incorporating a washbasin with chrome mixer tap; tiled floor, under floor heating, contemporary towel radiator and pitched roof with inset skylight.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side and, in turn, further doors leading to:

BEDROOM 1

13'6" x 10'2" (4.11m x 3.10m)

A well proportioned double bedroom having an aspect to the front, coved ceiling and double glazed window.

BEDROOM 2

9'6" x 10'5" (12'6" max into alcove) (2.90m x 3.18m (3.81m max into alcove))

A further double bedroom having an aspect to the rear; built in wardrobes with overhead storage cupboard and vanity area with low level drawer units; and double glazed window to the rear.

BEDROOM 3

10' x 6'5" min (3.05m x 1.96m min)

Ideal as a single bedroom or first floor office, having useful over stairs storage cupboard, wood effect laminate flooring and double glazed window to the front.

BATHROOM

10'5" x 5'11" (3.18m x 1.80m)

Tastefully appointed with a contemporary suite comprising double ended panelled bath with centrally mounted chrome mixer with integral shower handset, close coupled WC and vanity unit with inset washbasin with chrome mixer tap, contemporary towel radiator and two double glazed windows to the front.

EXTERIOR

The property occupies an excellent corner plot benefitting from gardens to three sides. The frontage has been landscaped to provide relatively low maintenance living and is enclosed by picket fencing behind which lies established well stocked borders and central gravelled area with a pathway, in turn, leading to the front door. The pathway continues to the side of the property and, in turn, to the rear garden which benefits from a southerly aspect having a central lawn, established perimeter borders and an initial terrace leading back into the garden room creating an excellent outdoor entertaining space. The garden also encompasses a further block set seating area and aluminium framed greenhouse. The garden is enclosed by picket and panelled fencing. The rear of the property a driveway, off School View, gives access onto off road parking and, in turn, a detached garage/workshop.

GARAGE/WORKSHOP

20'4" x 10' (6.20m x 3.05m)

Having up and over door and courtesy door and window to the side.

COUNCIL TAX BAND

Melton Borough Council - Band B

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).

The property was subject to surface water flooding in January 2025. Major steps have been taken to alleviate this happening in the future.

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:-

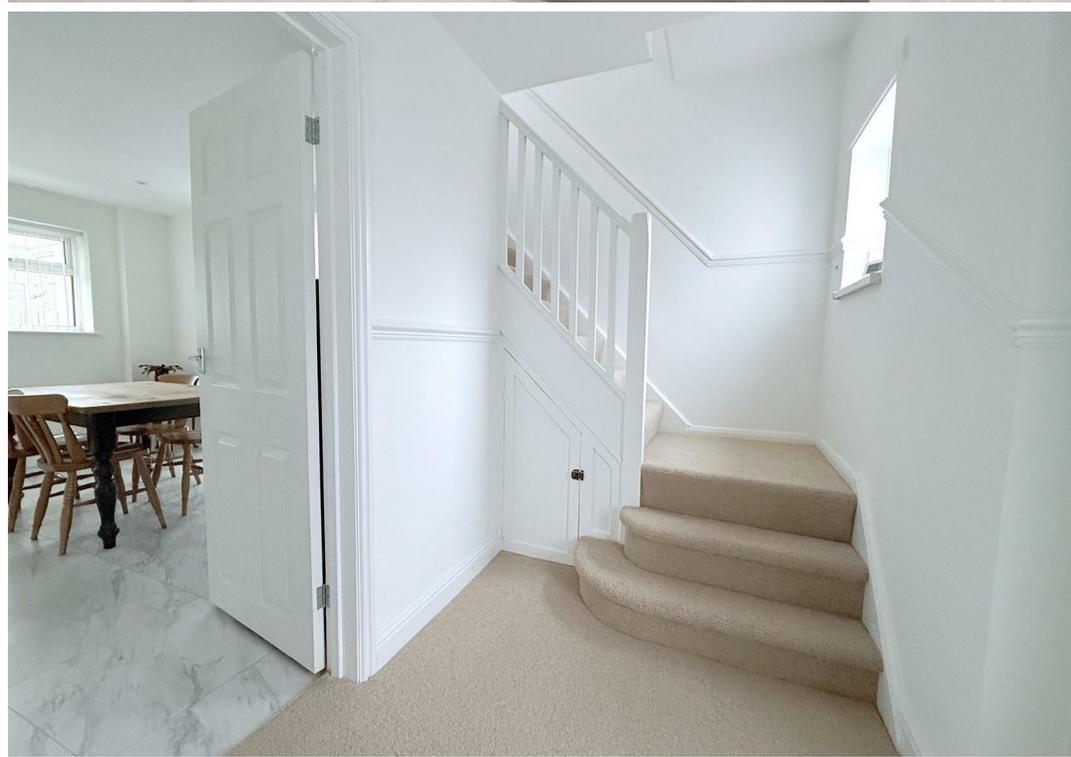
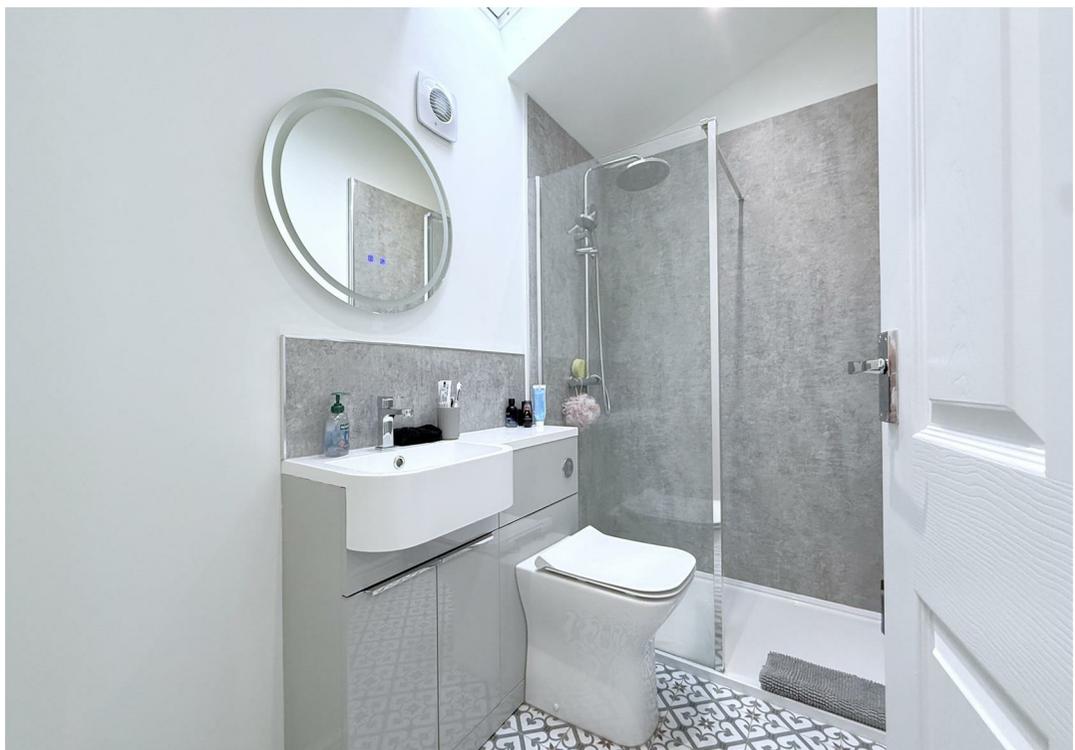
<https://reports.ofsted.gov.uk/>

Planning applications:-

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









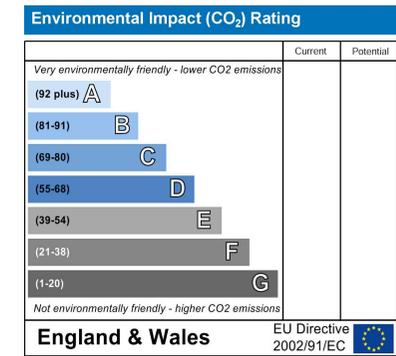
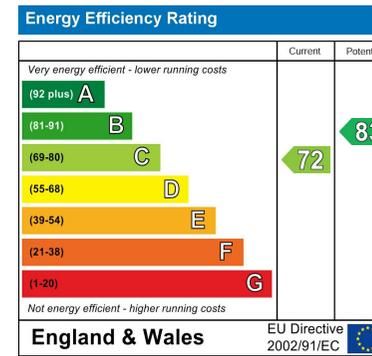


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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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