



5 Belvoir Avenue, Bottesford, Leicestershire,
NG13 0BL

£345,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Single Storey Dwelling
- 2 Bedrooms
- Contemporary Fixtures & Fittings
- Off Road Parking
- Ideal Downsize
- Versatile Living
- 2 Receptions
- Pleasant Established Plot
- Delightful Village Location
- Viewing Highly Recommended

We have pleasure in offering to the market this really interesting detached, single storey, dwelling thought to have been the conversion of an original single storey barn, believed to date back to the 1600s but later records show an 1800s building, which now presents as a traditional style bungalow that offers a deceptive level of accommodation.

The property has been tastefully modernised throughout with a contemporary kitchen and shower room as well as relatively neutral decoration, UPVC double glazing and gas central heating.

The accommodation comprises an entrance door leading through into a well appointed kitchen with an excellent level of storage and integrated appliances and quartz preparation surfaces. The kitchen links through into a pleasant living/dining room with an aspect to the front. A central lobby/utility area leads through into the useful addition of a conservatory, which has more recently benefitted from the installation of a "warm roof", that leads into both the garden and also a pleasant sitting room with feature fireplace an inset skylights to the ceiling. An inner hallway in turn gives access to two double bedrooms as well as a contemporary shower room and separate WC.

As well as the main accommodation the property occupies a pleasant position tucked away down a no through lane within walking distance of the heart of the village; occupying a deceptive plot with a hard landscaped frontage providing off road parking and gated access to the side. At the rear an initial terrace links back into the conservatory and leads out onto a mainly lawned garden bordered by fencing and hedging, having established borders and encompassing a useful brick outbuilding as well as a timber summer house that has been insulated and benefits from sealed unit double glazed windows, providing a pleasant outdoor garden room, workshop or store. An additional storage shed provides a further useful space. In addition the garden also benefits from a southerly aspect.

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 WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

KITCHEN

14'10" x 8'9" (4.52m x 2.67m)

A well proportioned space which has been thoughtfully modernised with a generous range of contemporary Shaker style units and quartz preparation surfaces; inset sink and drain unit with swan neck mixer tap and tiled splash backs; integrated appliances include fridge, freezer, adjacent full height larder unit and free standing range; plumbing for washing machine and dishwasher, continuation of the tiled flooring with under floor heating, windows to the front and side elevations and an open doorway leading through into:

LIVING ROOM

14'8" x 12'4" (4.47m x 3.76m)

A well proportioned reception having window the front; the focal point to the room being chimney breast with feature fire surround and mantle, free standing electric stove effect fire and alcoves the side; built in cupboard housing gas central heating boiler and further door leading through into:

CENTRAL LOBBY/UTILITY

6'10" x 3'10" (2.08m x 1.17m)

Having continuation of the tiled flooring and a further door leading to:

CONSERVATORY

9'3" x 8'5" (2.82m x 2.57m)

A well proportioned space which would be large enough to accommodate a reception area, having double glazed windows with opening top lights, "warm roof", tiled floor with under floor heating and an open doorway leading through into:

SITTING ROOM

14'6" x 12'2" (4.42m x 3.71m)

An attractive reception space which is part open plan to the conservatory having skylights to the ceiling flooding this area with light; the focal point to the room being an attractive exposed brick chimney breast with raised hearth, inset solid fuel stove and alcoves to the side.

A further door leads through into:

INNER HALLWAY

15'10" x 3' (4.83m x 0.91m)

Having inset skylight to the ceiling and further doors leading to:

BEDROOM 1

14'3" x 9' (4.34m x 2.74m)

A well proportioned double bedroom having aspect into the side garden.

BEDROOM 2

10'11" x 7'7" (3.33m x 2.31m)

A further double bedroom with a window to the side.

Returning to the inner hallway further doors lead to:

SHOWER ROOM

8'4" x 5'2" (2.54m x 1.57m)

Having a contemporary suite comprising large quadrant shower enclosure with wall mounted shower, vanity unit with inset washbasin and WC with concealed cistern; contemporary towel radiator and double glazed window.

CLOAK ROOM

5'2" x 2'2" (1.57m x 0.66m)

Having a contemporary WC with vanity surround and inset washbasin with tiled splash backs.

EXTERIOR

The property occupies a pleasant position tucked away down a no through lane on a deceptive plot with a hard landscaped frontage providing off road parking and gated access to the side. In the rear garden an initial terrace links back into the conservatory and leads out onto a mainly lawned garden bordered by fencing and hedging, having established borders and encompassing a useful brick outbuilding as well as a timber summer house that has been insulated and benefits from sealed unit double glazed windows, providing a pleasant outdoor garden room, workshop or store. An additional storage shed provides a further useful space. In addition the garden also benefits from a southerly aspect.

COUNCIL TAX BAND

Melton Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

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

Please note the property is situated on a private lane, shared with neighbouring properties and therefore may have a shared responsibility for maintenance.

We understand from the client that the under floor heating is still in place but has been disconnected.

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>

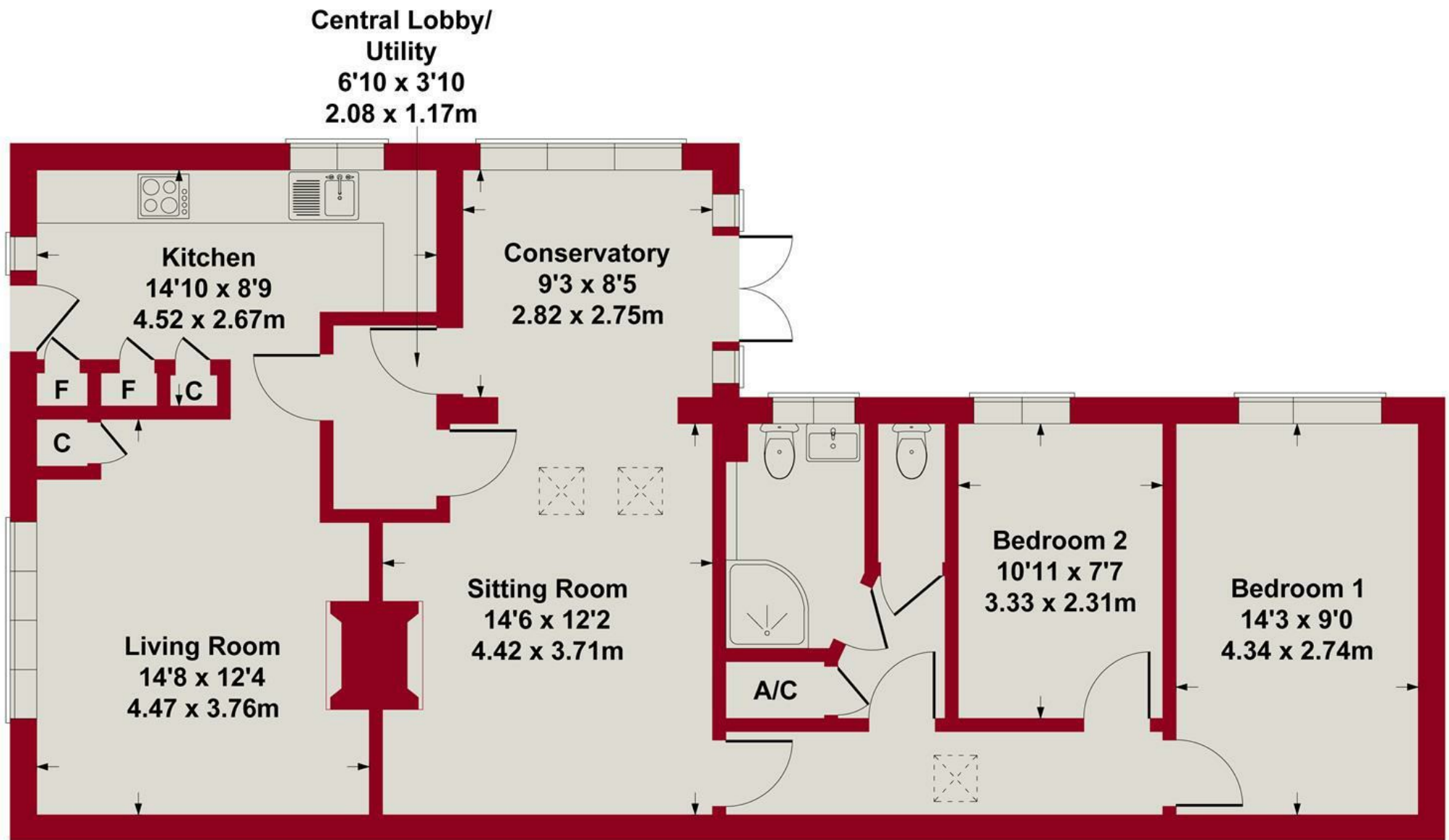












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales		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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