



**37 Bowbridge Gardens, Bottesford,
Leicestershire, NG13 0AZ**

£239,950

Tel: 01949 836678

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

- Semi Detached Home
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Walking Distance To Local Amenities
- 3 Bedrooms
- Off Road Parking
- Popular Development
- Viewing Highly Recommended

An excellent opportunity to purchase a three bedroomed semi detached home located within this popular, established, development within walking distance of the heart of the village and its wealth of amenities.

The property offers accommodation comprising an initial enclosed hallway leading into through into the main reception with a double glazed bow window to the front and leading through into an open plan dining kitchen with access into the rear garden. To the first floor there are three bedrooms and a bathroom.

The property benefits from UPVC double glazing and gas central heating and would be an excellent purchase for a wide range of prospective buyers including single or professional couples, young families making use of the local schools or even potentially those downsizing from larger dwellings and looking for a well placed home within walking distance of amenities.

As well as the internal accommodation the property occupies an established plot with an open plan frontage and driveway with an enclosed garden at the rear.

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.

A UPVC ENTRANCE DOOR GIVES ACCESS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE HALL

4'11" excluding cupboard x 3'5" (1.50m excluding cupboard x 1.04m)

A useful initial enclosed space with cloaks hanging and, in turn, a further door leading through into:

SITTING ROOM

16'8" max x 12'6" max (5.08m max x 3.81m max)

A well proportioned L shaped reception having a staircase rising to the first floor landing; the focal point to the room being a feature fireplace with painted timber fire surround and

mantel, tiled hearth and back and inset gas flame coal effect fire; UPVC double glazed bow window to the front and a further door leading through into:

OPEN PLAN DINING KITCHEN

16'8" x 11'3" (5.08m x 3.43m)

A generous room overlooking the rear garden and large enough to accommodate an initial dining area with a built in cupboard and being open plan to the kitchen. The kitchen is fitted with a range of wall, base and drawer units with an L shaped configuration of laminate preparation surfaces; inset sink unit, plumbing for washing machine, low level oven and space for free standing fridge freezer; quarry tiled floor and double glazed window and French doors leading out into the rear garden.

RETURNING TO THE SITTING ROOM A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a built in airing cupboard which provides useful storage, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

12'8" x 10'6" (3.86m x 3.20m)

A well proportioned double bedroom having an aspect to the front with a double glazed window.

BEDROOM 2

11'2" x 9' (3.40m x 2.74m)

A further double bedroom having a double glazed window overlooking the rear garden.

BEDROOM 3

8'10" x 6'7" (2.69m x 2.01m)

A versatile room which is currently utilised as a home office but makes a further single bedroom having an over stairs cupboard and double glazed window to the front.

BATHROOM

8'1" x 5'7" (2.46m x 1.70m)

Having a three piece suite comprising tongue and groove effect panelled bath with chrome taps, glass screen and wall mounted shower, WC and pedestal washbasin; tiled splash backs and double glazed window

EXTERIOR

The property is set back behind an open plan frontage partly laid to lawn adjacent to which is a tarmac driveway providing off road car standing and a pathway leading to the front door. A timber courtesy gate gives access into a side courtyard area with a storage shed and, in turn, leads out into the main, enclosed, rear garden with an initial gravelled seating area leading onto a central lawn. A block set pathway continues to the foot of the garden where there is a further paved terrace and timber storage shed.

COUNCIL TAX BAND

Melton Borough Council - Band B

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).

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/>

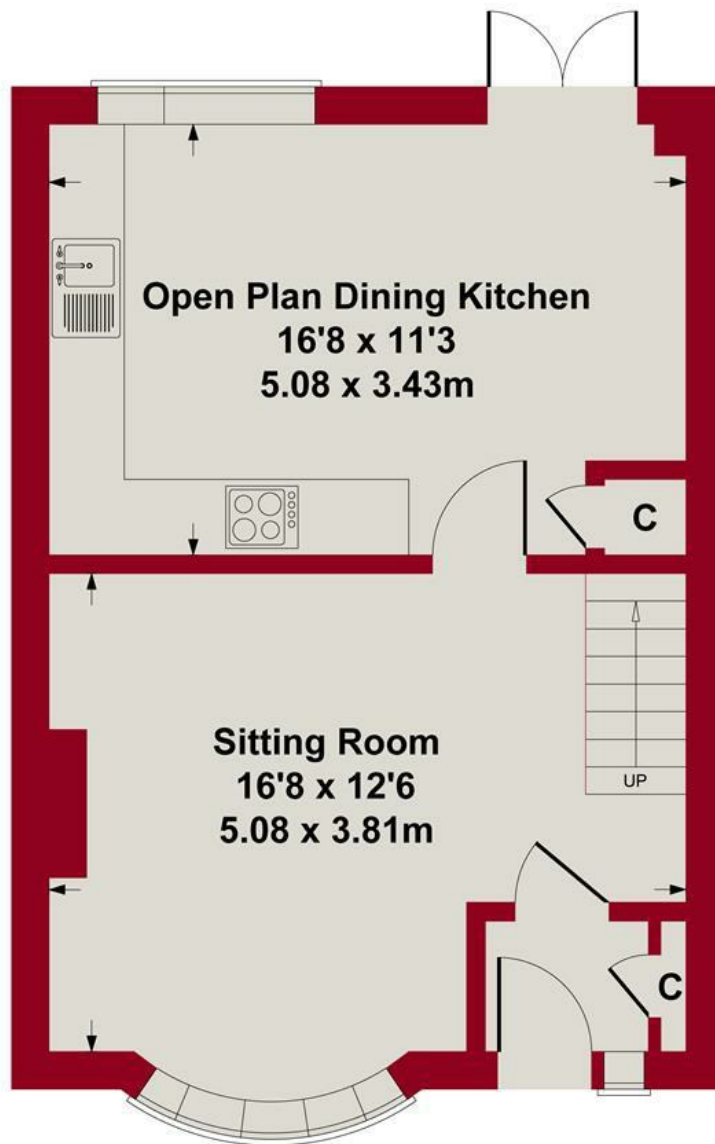
Planning applications:-

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

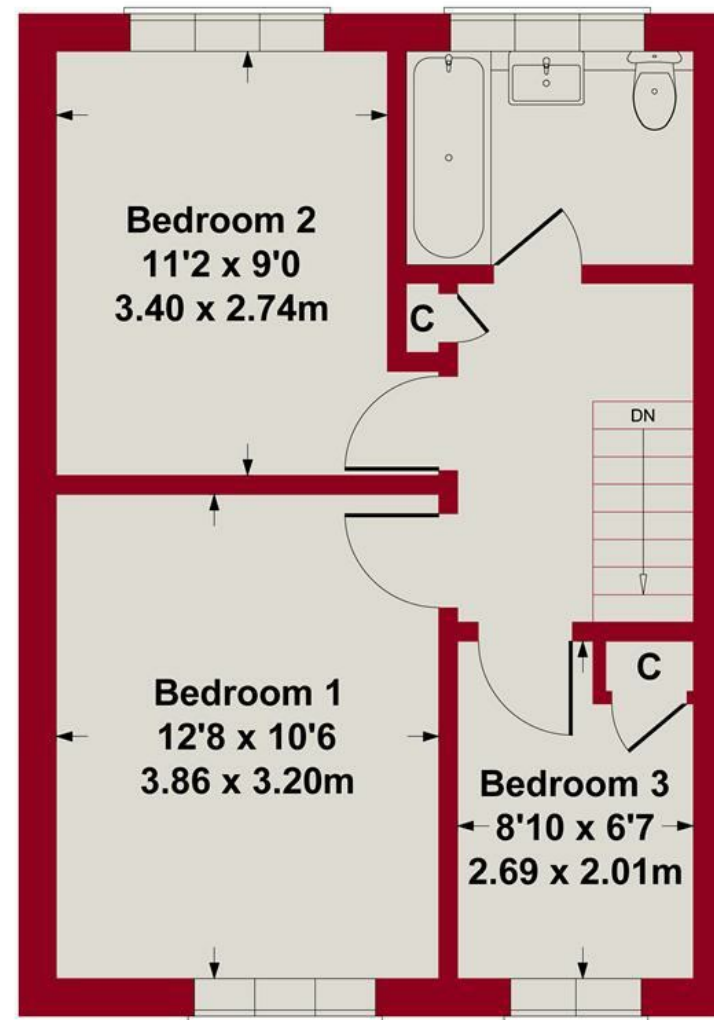








GROUND FLOOR



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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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