



**32 Walnut Road, Bottesford, Leicestershire,  
NG13 0AY**

**No Chain £310,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Home
- Recently Modernised & Refurbished
- Ground Floor Cloakroom
- Light & Airey Main Reception
- Pleasant Cul-de-Sac Location
- Extended to Rear
- Superb Open Plan Living Kitchen
- 3 Bedrooms
- Garage & Driveway
- No Upward Chain

An excellent opportunity to purchase a detached relatively contemporary home which has recently undergone a significant programme of modernisation having been tastefully refitted throughout. Offering a contemporary kitchen and bathroom, fitted wardrobes to the two main bedrooms, as well as updated electrics and plumbing work including a replacement boiler, newly installed windows, redecorated and new flooring throughout as well as a single storey addition to the rear elevation to create a fantastic open plan every day living/kitchen with bi-fold doors leading out into the garden.

As well as the internal accommodation, the property occupies a pleasant corner plot, tucked away towards the end of a small cul-de-sac setting with low maintenance frontage and driveway providing off road car standing which leads to an attached garage.

The rear garden is enclosed to all sides, and provides a blank canvas for those wishing to place their own mark.

The property is offered to the market with no upward chain, and viewing comes highly recommended to appreciate the location and accommodation on offer.

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.

CONTEMPORARY ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL ENCLOSED;

### **ENTRANCE HALL**

3'6 x 3'1 (1.07m x 0.94m)

Having central heating radiator.

Internal doors leading to;

### **GROUND FLOOR CLOAKROOM**

5'0 x 3'3 (1.52m x 0.99m)

Having contemporary WC with integrated wash basin, contemporary towel radiator, double glazed window to the side.

### **RECEPTION**

15'6 (17'2 max into bay) x 14'2 (4.72m (5.23m max into bay) x 4.32m)

A well proportioned reception which benefits from a south to westerly aspect, with double glazed windows to two elevations including walk-in bay to the front. Contemporary panelled wall, central heating radiator, spindle staircase rising to the first floor landing.

A further door leads to;

### **LIVING/DINING KITCHEN**

19'0 x 12'9 (14'10 max) (5.79m x 3.89m (4.52m max))

A fantastic well proportioned space which has been extended with an attractive pitched roof addition, inset skylight to the ceiling, run of bi-fold doors leading out into the rear garden. This area is large enough to accommodate both living and dining space and likely to become the hub of the home, perfect for everyday living and entertaining.

### **KITCHEN AREA**

Tastefully appointed with a generous range of wall, base and drawer units finished in Heritage style colours, marble effect laminate work surfaces including a central island unit, inset bowl, sink and drainer unit with chrome mixer tap. Integrated appliances include five ring gas hob with chimney hood over, fan assisted oven, microwave, larder units to the side which could be reconfigured to allow for the installation of a fridge/freezer. Central island unit has plumbing for either dishwasher or washing machine and also provides a breakfast bar area for informal dining. Also having two central heating radiators, double glazed window to the side.

RETURNING TO THE MAIN RECEPTION, A STAIRCASE RISES TO THE;

### **FIRST FLOOR LANDING**

Having central heating radiator.

Further doors leading to;

### **BEDROOM 1**

12'6 x 8'4 (3.81m x 2.54m)

A double bedroom having aspect to the front, benefitting from fitted wardrobes, access to loft space, central heating radiator, double glazed window.

### **BEDROOM 2**

11'3 x 8'4 (3.43m x 2.54m)

A double bedroom having aspect to the front, benefitting from fitted wardrobes, central heating radiator, double glazed window.

### **BEDROOM 3**

6'6 x 7'10 (1.98m x 2.39m)

Although large enough to accommodate a single bed, the room would make an excellent dressing room or first floor office, having central heating radiator, double glazed window.

## **BATHROOM**

6'7 x 6'3 (2.01m x 1.91m)

Having a contemporary suite comprising P-shaped shower bath with glass screen, wall-mounted shower mixer with rose over, close coupled WC, vanity unit with inset wash basin, contemporary towel radiator, double glazed window to the side.

## **EXTERIOR**

The property occupies a pleasant corner plot with the front and side offering a low maintenance gravelled borders with inset shrubs and pathway leading to the front door.

A driveway providing off road car standing leads to an attached garage.

## **GARAGE**

16'9 x 8'5 (5.11m x 2.57m)

Brick and tiled garage, with up and over door, power and light, with potential for storage in the eaves, wall-mounted electrical consumer unit, Ideal gas central heating boiler.

A ledge and brace door gives access into the rear garden.

## **REAR GARDEN**

A timber courtesy gate at the side leads into the rear garden, enclosed to all sides by brick walls and fencing. The central area is laid to lawn, with gravelled seating areas and pedestrian door into the rear of the garage.

## **COUNCIL TAX BAND**

Melton Borough Council - Tax Band C

## **TENURE**

Freehold

## **ADDITIONAL NOTE**

We are informed the property is on mains gas, drainage, electric 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>

School Ofsted reports:-

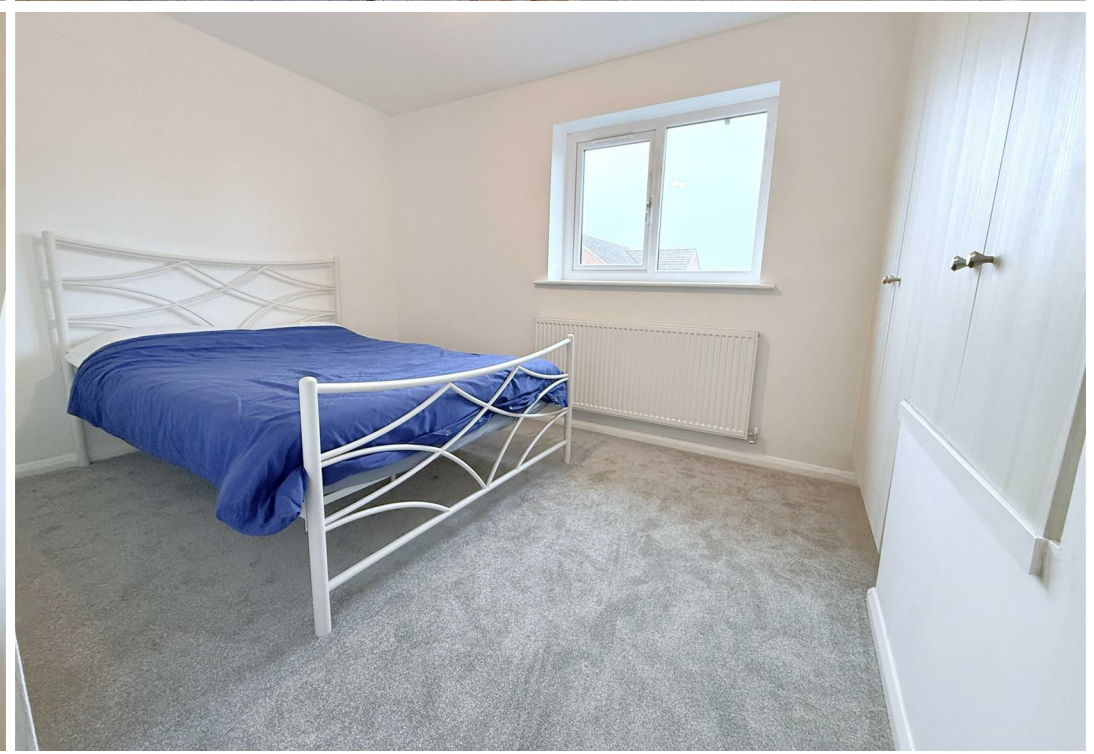
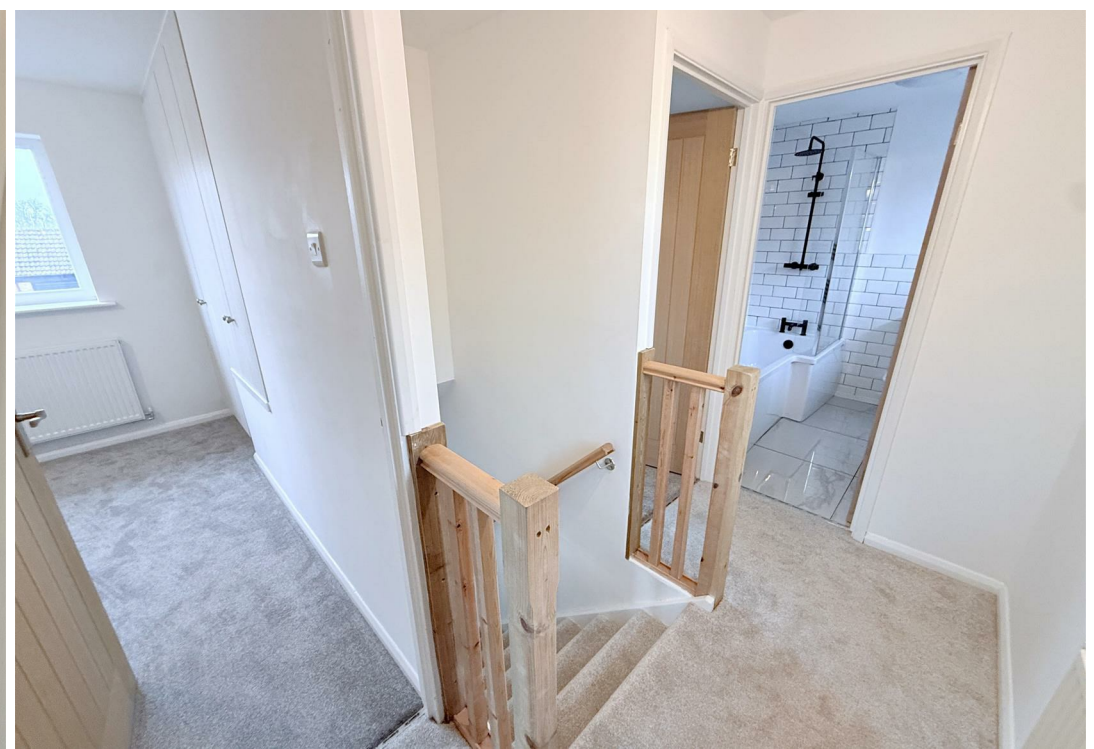
<https://reports.ofsted.gov.uk/>

Planning applications:-

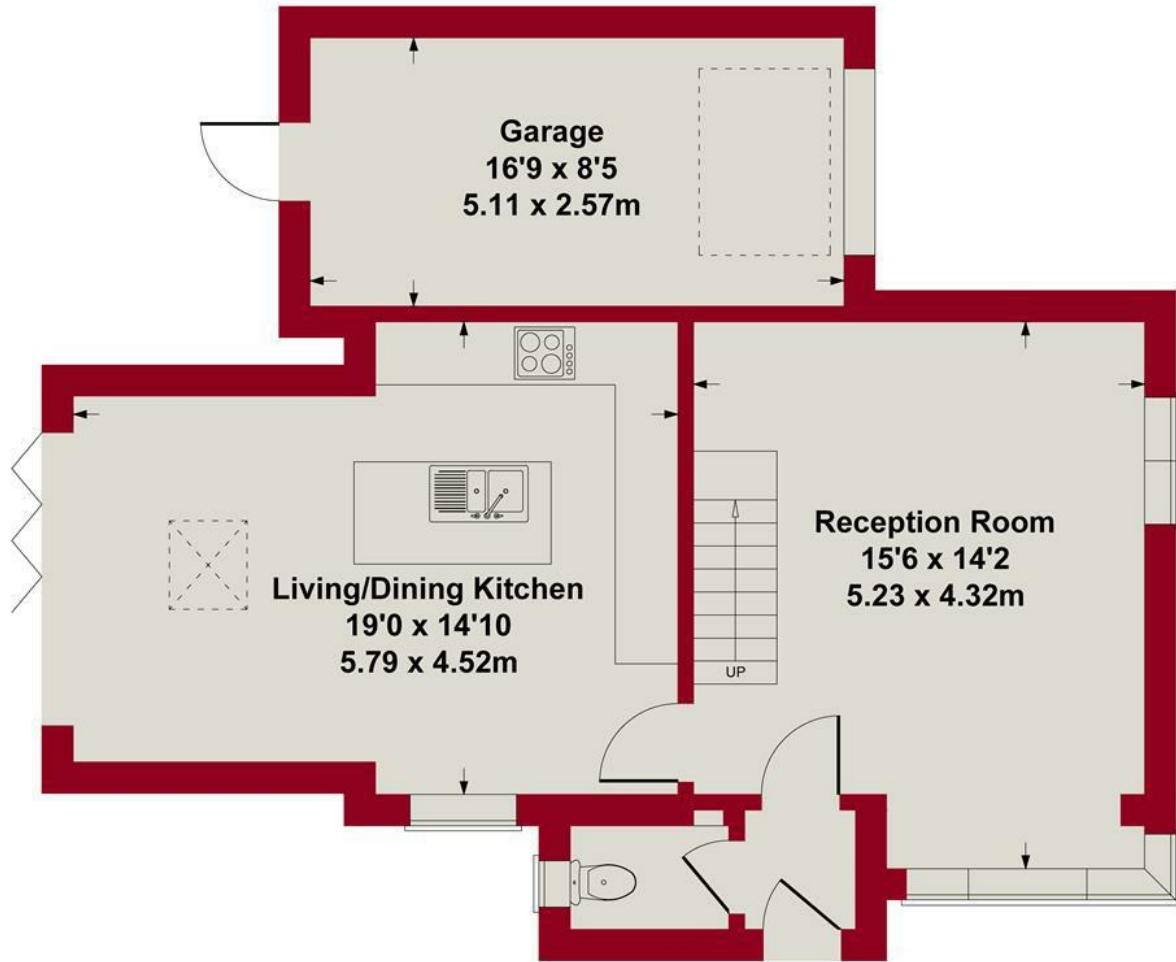
<https://www.gov.uk/search-register-planning-decisions>



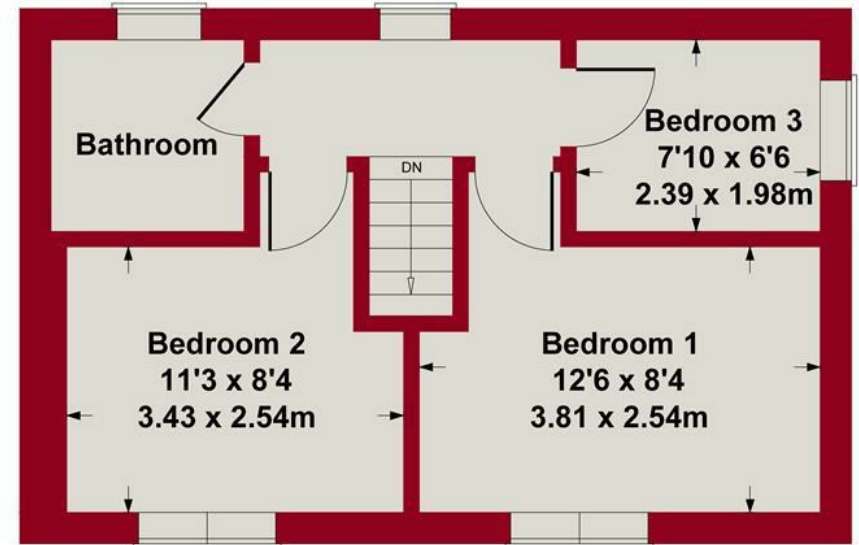








**GROUND FLOOR**



**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.

**Produced by Potterplans Ltd. 2025**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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