



3 Beech Drive, Bottesford, Leicestershire,
NG13 0FY

Chain Free £345,000

Tel: 01949 836678

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

- Detached Family Home
- 2 Receptions
- Cosmetic Updating Required
- Garage & Driveway
- Pleasant Cul-De-Sac Location
- 3 Double Bedrooms
- Ground Floor Cloak Room
- No Upward Chain
- Enclosed Rear Garden
- Viewing Highly Recommended

An opportunity to purchase a detached property positioned on the fringes of Bottesford and Easthorpe in this highly regarded location yet still within walking distance of the heart of the village and it's wealth of amenities.

The property offers a versatile level of accommodation approaching 1,000 sq.ft. plus an attached garage and although likely to require some cosmetic updating appears to have been well maintained over the years with upgraded UPVC double glazed windows and benefitting from gas central heating. The property is also offered to the market with no upward chain.

The accommodation comprises an initial entrance hall with ground floor cloak room off, a dining kitchen and a dual aspect sitting room with access out into the rear garden and double doors leading into a formal dining space. To the first floor there are three double bedrooms all with built in wardrobes/storage cupboards and main bathroom.

As well as the internal accommodation the property occupies a pleasant plot off a small private close shared with only a handful of other dwellings; having a double width block set driveway and garage and, to the rear, an established enclosed garden.

The property is likely to appeal to a wide audience, whether it be from professional couples, young families making use of the local schools or also potentially those downsizing from larger dwellings looking for a well placed home within easy reach of amenities.

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 TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having a turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath, wood effect laminate flooring and further doors leading to:

GROUND FLOOR CLOAK ROOM

6'11" max x 3'9" (2.11m max x 1.14m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin; continuation of laminate flooring and window to the front.

DINING KITCHEN

12'11" x 10' (3.94m x 3.05m)

Having a pleasant aspect into the close at the front and also giving courtesy access into the garage; the room large enough to accommodate a dining table and is fitted with a range wall, base and drawer units with pine door fronts; L shape configuration of laminate preparation surfaces with inset sink and drain unit with swan neck mixer tap and tiled splash backs; integrated appliances include 4 ring gas hob and single oven beneath; plumbing for washing machine and space for free standing under counter fridge.

SITTING ROOM

16'9" x 12'11" (5.11m x 3.94m)

A well proportioned reception having a dual aspect with patio doors leading out into the rear garden as well as linking through into the dining room; the focal point to the room is a feature fire surround and mantel with marble hearth and back and gas flame coal effect fire.

A pair of internal doors lead through into:

DINING ROOM

11' x 9'9" (3.35m x 2.97m)

A versatile reception previously utilised as formal dining, having aspect into the rear garden.

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

FIRST FLOOR LANDING

Having further doors, in turn, leading to:

BEDROOM 1

12'11" into wardrobes x 10'2" (3.94m into wardrobes x 3.10m)

A double bedroom having built in wardrobes and aspect into the close at the front.

BEDROOM 2

11'11" including wardrobes x 9'7" (3.63m including wardrobes x 2.92m)

A further double bedroom having aspect into the rear garden; built in wardrobes.

BEDROOM 3

12'3" max x 9'6" (3.73m max x 2.90m)

Again a double bedroom having built in wardrobes one of which houses the gas central heating boiler, access to loft space above with aluminium ladder (the loft being part boarded) and aspect into the rear garden.

BATHROOM

11'4" max into shower enclosure (8'3" min) x 6'11" (3.45m max into shower enclosure (2.51m min) x 2.11)

Having suite comprising shower enclosure with glass screen and wall mounted shower mixer, separate panelled bath, close coupled WC and vanity unit with inset washbasin; tiled splash backs and window to the front.

EXTERIOR

The property occupies a pleasant location tucked away in this small cul-de-sac setting shared with only a handful of other dwellings, placed at the head of the close with an open plan frontage which is partly lawned as well as having a double width block set driveway providing off road car standing for two vehicles. This in turn leads to an attached garage. The rear garden has been well maintained with an initial paved terrace that links back into the sitting room; a useful timber storage shed, aluminium framed greenhouse and a central lawn with established borders well stocked with a range of shrubs.

GARAGE

16'6" x 8'2" (5.03m x 2.49m)

Having electric roller shutter door, power and light, pitched roof with potential storage in the eaves and courtesy door into the kitchen and leading out into the rear garden.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

Please note the property may have a responsibility for maintenance of the shared elements of the private driveway / Close.

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:-

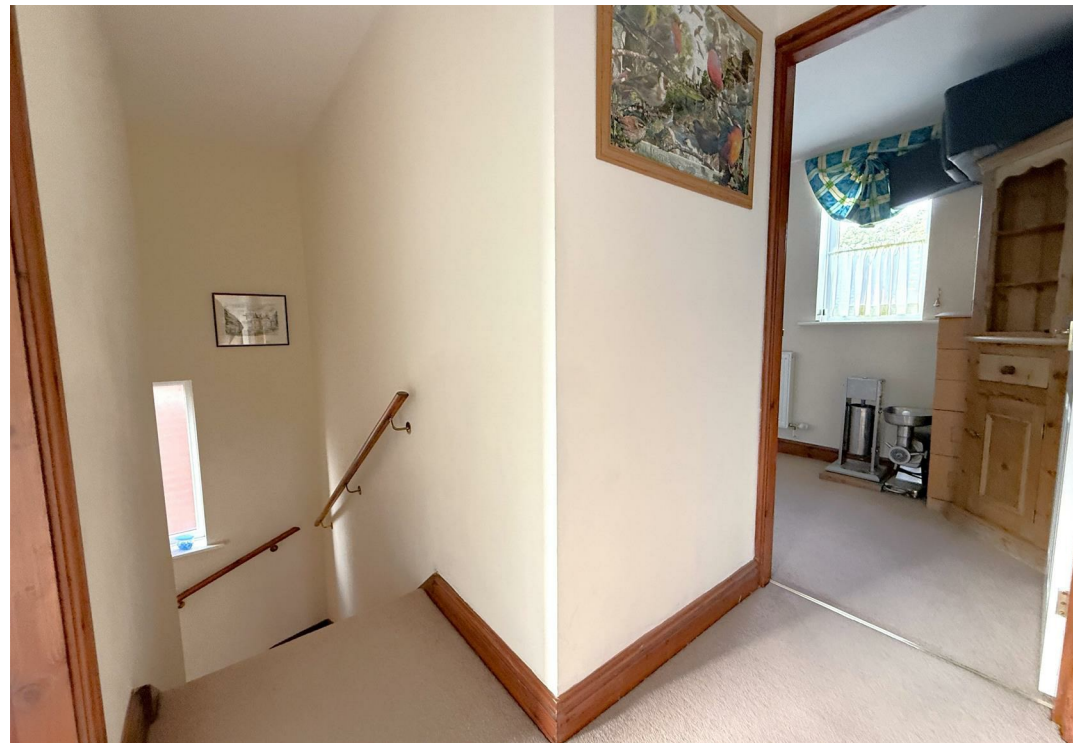
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

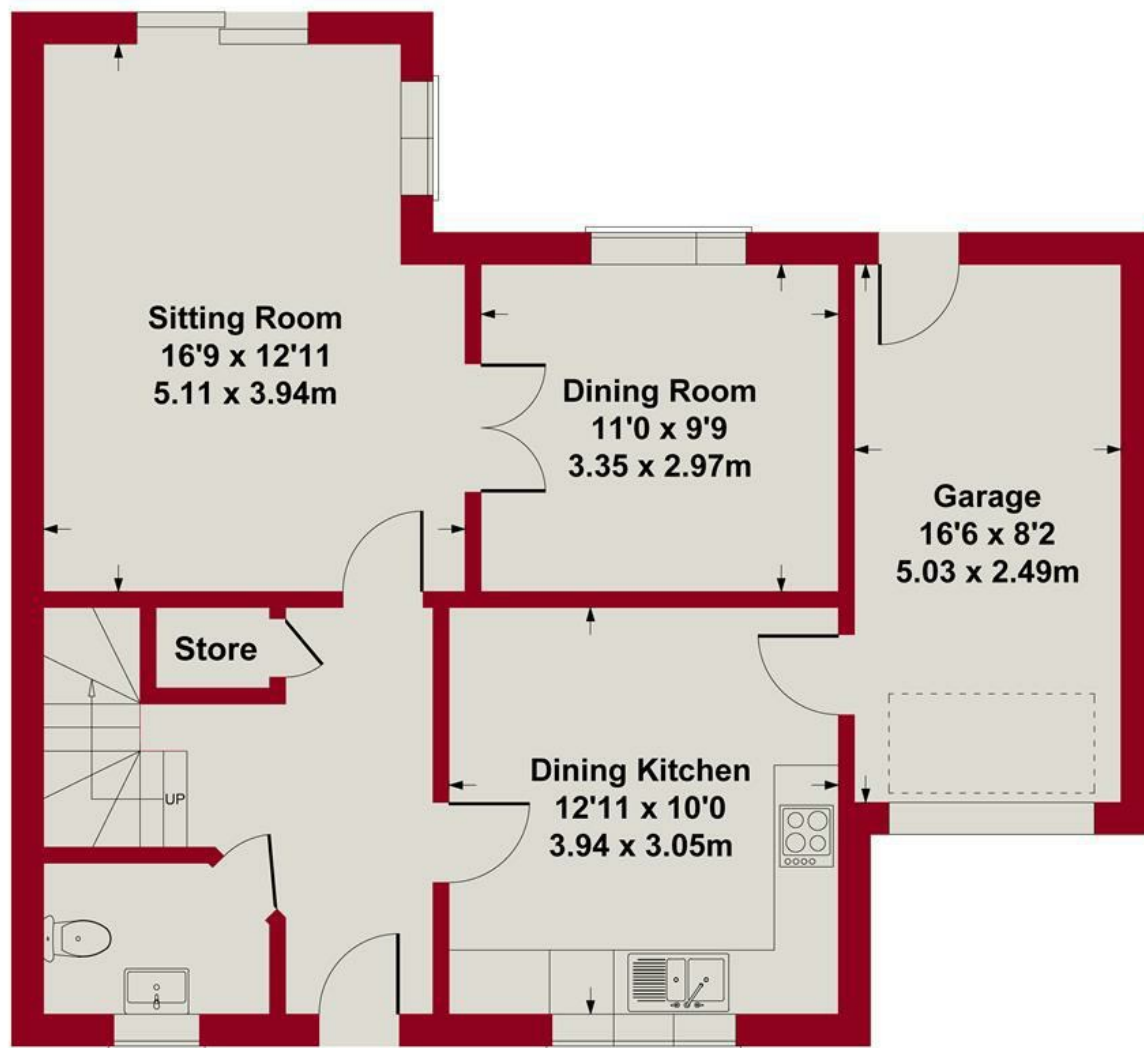




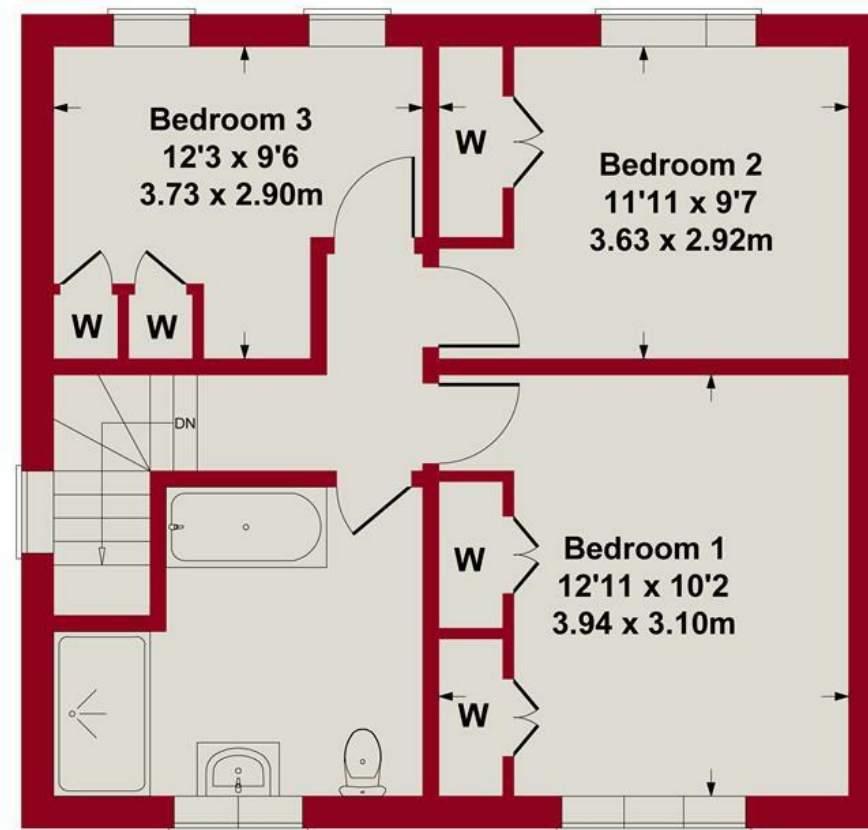








GROUND FLOOR



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.

Produced by Potterplans Ltd. 2026

 **RICHARD
WATKINSON
PARTNERS**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers