



**5 Ash Grove, Bottesford, Leicestershire, NG13  
0FR**

**£475,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Ensuite & Main Bathroom
- Open Plan Dining Kitchen
- Delightful Corner Plot
- Southerly Rear Aspect
- 4 Double Bedrooms
- 3 Receptions
- Utility & Ground Floor Cloak Room
- Ample Parking & Double Garage
- Cul-De-Sac Location

An excellent opportunity to purchase a detached family home tucked away in a small cul-de-sac setting on pleasant corner plot which offers an excellent level of off road parking with double garage and gardens to three sides benefitting from a southerly rear aspect.

Originally completed by David Wilson Homes the property is located in an enviable position within walking distance of the heart of the village and its wealth of amenities and would be perfect for young families either upsizing or relocating into this popular Vale of Belvoir village.

The accommodation provides up to four bedrooms, the principle of which benefits from ensuite facilities, and a separate modern family bathroom all leading off a central galleried landing. The ground floor there are three main reception areas including a pleasant sitting room with walk in bay window to the front which in turn links through into the dining area of the kitchen and, in turn, the useful addition of a conservatory at the rear. A further reception provides excellent office space or alternatively would be ideal as snug or play room. The kitchen is part open plan to the dining area creating an excellent everyday living/entertaining space with a pleasant aspect into the rear garden. The kitchen links through into a useful utility room with cloak room off as well as access into a rear entrance porch which provides further utility or storage space.

In addition the property offers relatively neutral decoration and benefits from gas central heating and UPVC double glazing. The property occupies a pleasant established plot with viewing coming 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.

AN OPEN FRONTED STORM PORCH LEADS TO A GLAZED ENTRANCE DOOR AND SIDE LIGHT AND, IN TURN, INTO:

### **INITIAL ENCLOSED ENTRANCE HALL**

9'3" x 4'5" (2.82m x 1.35m)

Having coved ceiling, central heating radiator, attractive wood effect LVT flooring and, in turn, further doors leading to:

### **STUDY**

8'6" x 10'8" (2.59m x 3.25m)

A versatile reception ideal as a home office or alternatively would make a child's play room or additional snug, having built in study area, central heating radiator, coved ceiling and double glazed window to the front.

Returning to the initial entrance hall an open archway leads through into:

### **INNER HALLWAY**

5'8" x 7'8" (13'8" max into stairwell) (1.73m x 2.34m (4.17m max into stairwell))

A useful inner vestibule having cloaks hanging space, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath, continuation of the LVT flooring and, in turn, further doors leading to:

### **SITTING ROOM**

17'7" (18'11" max into bay) x 12' (5.36m (5.77m max into bay) x 3.66m)

A well proportioned reception having an attractive walk in double glazed bay window to the front, the focal point to the room being a feature fire surround and mantel with marble hearth and back and inset open grate, the room also having coved ceiling and double doors leading through into the dining area of the kitchen.

### **OPEN PLAN DINING KITCHEN**

20'3" x 11'2" (6.17m x 3.40m)

A fantastic well proportioned space ideal for every day living and entertaining comprising an initial kitchen area fitted with a generous range of wall, base and drawer units having; L shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including John Lewis electric hob, Neff double oven, fridge, freezer and dishwasher; inset downlighters to the ceiling, contemporary towel radiator and double glazed window overlooking the rear garden.

The kitchen is part open plan to:

### **DINING/RECEPTION AREA**

11'2" x 9'3" (3.40m x 2.82m)

Ideal as formal dining but linking via double doors back into the sitting room, having coved ceiling, central heating radiator and double glazed sliding patio door leading through into:

### **CONSERVATORY**

13'10" x 8'1" (4.22m x 2.46m)

A useful addition to the property providing a further reception area overlooking the rear

garden, having pitched roof, double glazed side panels with opening top lights, tiled floor and double glazed French doors leading into the rear garden.

Returning to the kitchen a further door leads through into:

### UTILITY ROOM

7' x 5' (2.13m x 1.52m)

Having fitted wall and base units with laminate work surface over, inset sink and drain unit, plumbing for washing machine, space for further free standing appliance, wall mounted Worcester Bosch gas central heating boiler and an open doorway leading through into a further:

### UTILITY SPACE/REAR ENTRANCE PORCH

6'6" x 5'10" (1.98m x 1.78m)

Having fitted wall cupboards, work surface with space for free standing appliance beneath, tiled floor, double glazed window and stable door into the rear garden.

Returning to the utility room a further door leads through into:

### GROUND FLOOR CLOAK ROOM

5'3" x 2'9" (1.60m x 0.84m)

Having a two piece suite comprising close coupled WC, wall mounted washbasin and double glazed window to the side.

RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### FIRST FLOOR GALLERIED LANDING

Having double glazed window to the side, built in airing cupboard, access to loft space above which is part boarded with light and further doors, in turn, leading to:

### BEDROOM 1

15'5" x 11'8" (4.70m x 3.56m)

A well proportioned double bedroom benefitting from ensuite facilities, having central heating radiator, double glazed window to the front and a further door leading through into:

### ENSUITE SHOWER ROOM

8'9" into shower enclosure x 3'9" max (2.67m into shower enclosure x 1.14m max)

Having a contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer with independent handset over, WC with concealed cistern and wall mounted washbasin with chrome mixer tap and tiled splash backs; shaver point, contemporary towel radiator and double glazed window to the side.

### BEDROOM 2

14'3" x 8'7" (4.34m x 2.62m)

A further double bedroom having an aspect to the front and two double glazed windows.

### BEDROOM 3

10'11" x 9'3" min (3.33m x 2.82m min)

Again a double bedroom having aspect to the rear and double glazed window.

### BEDROOM 4

11'2" x 9'2" (3.40m x 2.79m)

Again a double bedroom, having aspect into the rear garden and double glazed window.

### BATHROOM

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

Having a three piece modern suite comprising bath set in a tiled surround with chrome mixer tap, further wall mounted shower mixer with independent handset and glass screen, close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator, wall mounted shaver point and double glazed window to the rear.

### EXTERIOR

The property occupies an excellent corner plot, tucked away within this small cul-de-sac setting and positioned within easy walking distance of local amenities. The property is set back behind an open plan frontage which provides an excellent level of off road parking and, in turn, leads to a detached brick built double garage. The remainder of the frontage is laid to lawn with established borders and a pathway leading to the front door. A courtesy gate gives access into an initial side garden which provides a useful space and links round into the main garden at the rear which affords a southerly aspect and is enclosed to all sides with a central lawn and well stocked perimeter borders with a range of established trees and shrubs.

### DOUBLE GARAGE

A detached, brick built, double garage with power and light, potential storage in the eaves, courtesy door to the side and wall mounted electric car charger.

### COUNCIL TAX BAND

Melton Borough Council - Band D

### TENURE

Freehold

### ADDITIONAL NOTES

We understand the property is on mains gas, 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>









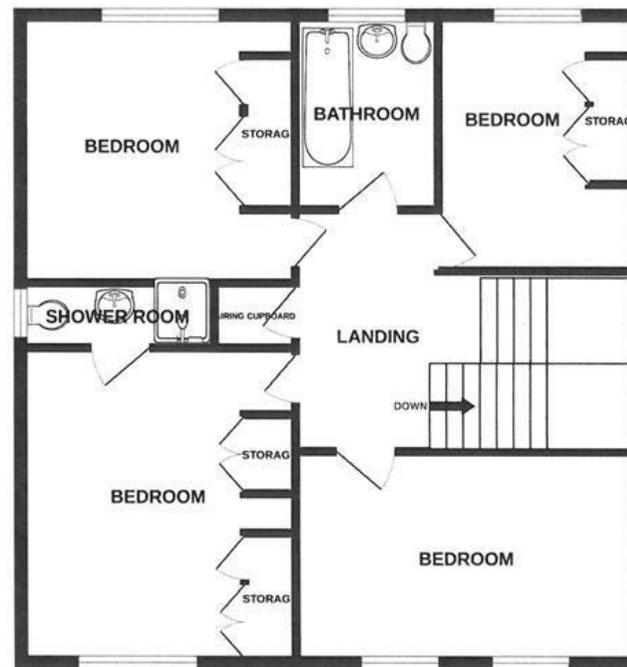




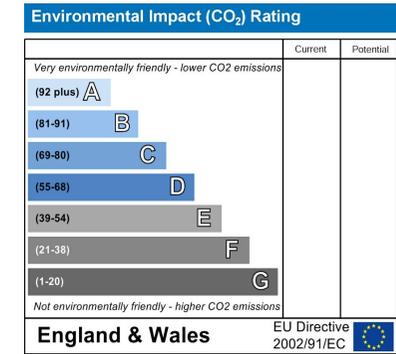
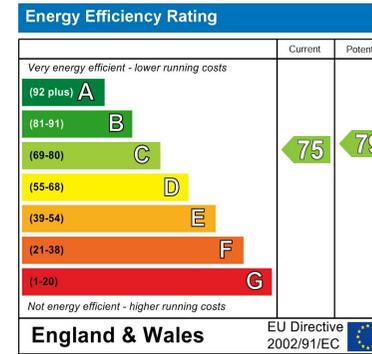
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*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.*

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