



**5 Riverside Walk, Bottesford, Leicestershire,  
NG13 0AT**

**No Chain £315,000**  
**Tel: 01949 836678**

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

- Detached Family Home
- Ground Floor Cloak Room
- Conservatory At Rear
- Cul-De-Sac Location
- Well Maintained
- 3 Bedrooms
- Tastefully Updated Dining Kitchen
- Landscaped Gardens
- Southerly Facing Rear Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, detached, relatively modern home which has seen a tasteful programme of updating over recent years benefitting from UPVC double glazing, gas central heating, contemporary decoration, an updated and beautifully appointed kitchen with integrated appliances and white bathroom suite. In addition the property benefits from a conservatory at the rear providing a further versatile reception space leading off the dining area of the kitchen.

Internally the property offers accommodation comprising an initial entrance hall with ground floor cloak room off, sitting room with attractive contemporary fireplace, open plan living/dining kitchen which links through into the conservatory and, to the first floor, leading off a central landing, are three bedrooms and bathroom.

As well as the internal accommodation the property occupies a delightful plot tucked away in this small cul-de-sac, benefitting from a southerly rear aspect with landscaped gardens to the front and rear, a generous block set driveway and brick built detached garage and pleasant, enclosed, rear garden. In addition the property is located within easy walking distance of the heart of village with its wealth 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

#### **INITIAL L SHAPED ENTRANCE HALL**

5'10" x 4'6" (1.78m x 1.37m)

A pleasant initial entrance vestibule having wood effect laminate flooring, central heating radiator, double glazed window to the side and further doors, in turn, leading to:

#### **GROUND FLOOR CLOAK ROOM**

7'7" x 2'7" (2.31m x 0.79m)

Having a two piece white suite comprising close coupled WC and washbasin with tiled splash backs, central heating radiator and double glazed window to the side.

#### **SITTING ROOM**

15'6" max plus 2'5" for bay x 13'4" (4.72m max plus 0.74m for bay x 4.06m)

A pleasant reception having large walk in double glazed bay window to the front, the focal point to the room being attractive polished stone contemporary fire surround, mantel and hearth with inset gas flame coal effect fire, useful under stairs storage cupboard with adjacent shelved alcove, central heating radiator and double glazed window.

From the sitting room a further door leads through into:

#### **BREAKFAST KITCHEN**

15'11" x 8'11" (4.85m x 2.72m)

Tastefully appointed having been modernised with a generous range of Shaker style wall, base and drawer units with brush metal fittings providing an excellent level of storage, having attractive quartz preparation surfaces, inset sink and drain unit with swan neck mixer tap and metro style tiled splash backs, integrated appliances including AEG induction hob with concealed extractor hood over, single oven beneath, washing machine, tumble dryer, fridge and freezer and double glazed window overlooking the rear garden. The initial area is large enough to accommodate a breakfast or dining table, having central heating radiator and double glazed sliding patio door into:

#### **CONSERVATORY**

9'4" x 7'7" (2.84m x 2.31m)

A useful addition to the property providing a further versatile reception space having pitched double glazed clear glass roof, double glazed side panels and single French door leading out into the rear garden.

RETURNING TO THE SITTING ROOM A STAIRCASE RISES TO:

#### **FIRST FLOOR LANDING**

Having central heating radiator, access to loft space above with pull down aluminium ladder, light and being part boarded providing an excellent potential storage space. In turn, further doors lead to:

#### **BEDROOM 1**

12'9" excluding wardrobe x 9'1" (3.89m excluding wardrobe x 2.77m)

A well proportioned double bedroom having aspect to the front with built in wardrobe, central heating radiator and double glazed window.

#### **BEDROOM 2**

9'5" x 8'5" (2.87m x 2.57m)

A further double bedroom having a pleasant aspect into the rear garden, central heating

radiator, over stairs built in airing cupboard with immersion heater and double glazed window.

### **BEDROOM 3**

9'2" x 6'11" (2.79m x 2.11m)

Currently being utilised as a first floor office but would make an ideal third bedroom, having central heating radiator and double glazed window to the front elevation.

### **BATHROOM**

7' x 5'11" (2.13m x 1.80m)

Having a three piece suite comprising panelled bath with chrome mixer tap and further wall mounted electric Mira shower over and bifold screen, vanity unit with WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window overlooking the rear garden.

### **EXTERIOR**

The property is tucked away in a small close shared with only a handful of other dwellings, set back behind a beautifully landscaped frontage which has been designed for relatively low maintenance living with block set pathway and driveway having established borders well stocked with a range of shrubs. The driveway continues to the side of the property and provides a good level of off road parking with the house benefitting from pedestrian access to both sides and leads round to a well maintained, southerly facing, rear garden enclosed to all sides with central lawn, initial terrace, well stocked perimeter borders with a range of established trees and shrubs and offering a good degree of privacy.

### **GARAGE**

16'6" x 8'10" (5.03m x 2.69m)

Having up and over door, power and light.

### **COUNCIL TAX BAND**

Melton Borough Council - Band C

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains electricity, 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>

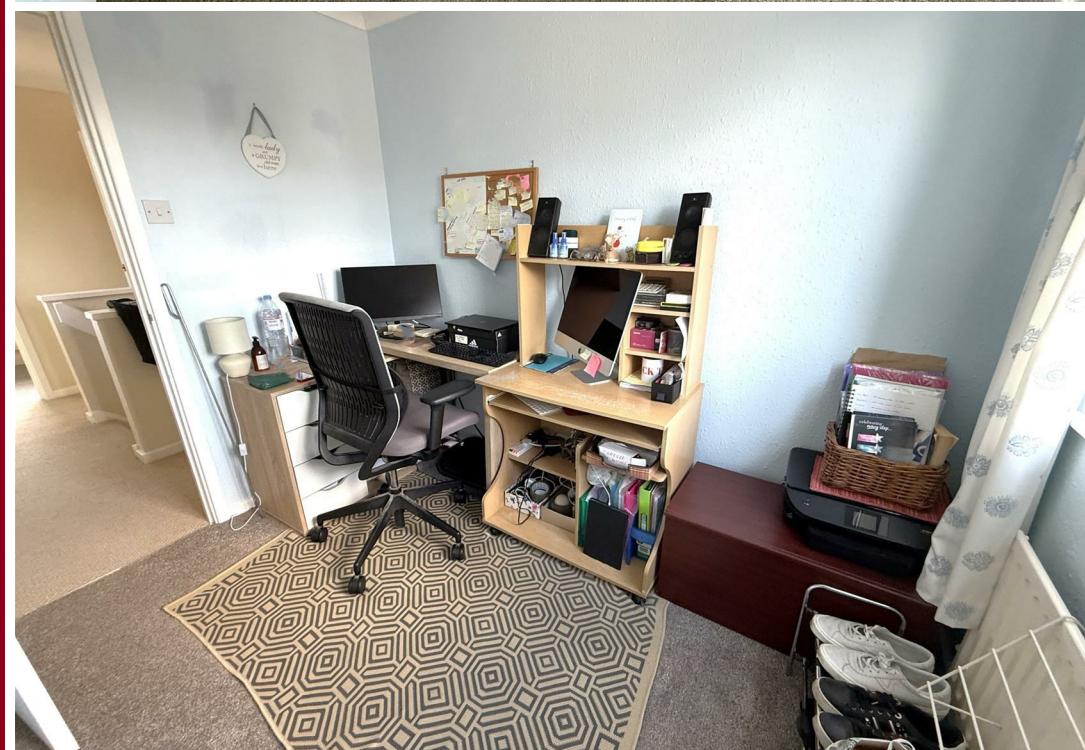
School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

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

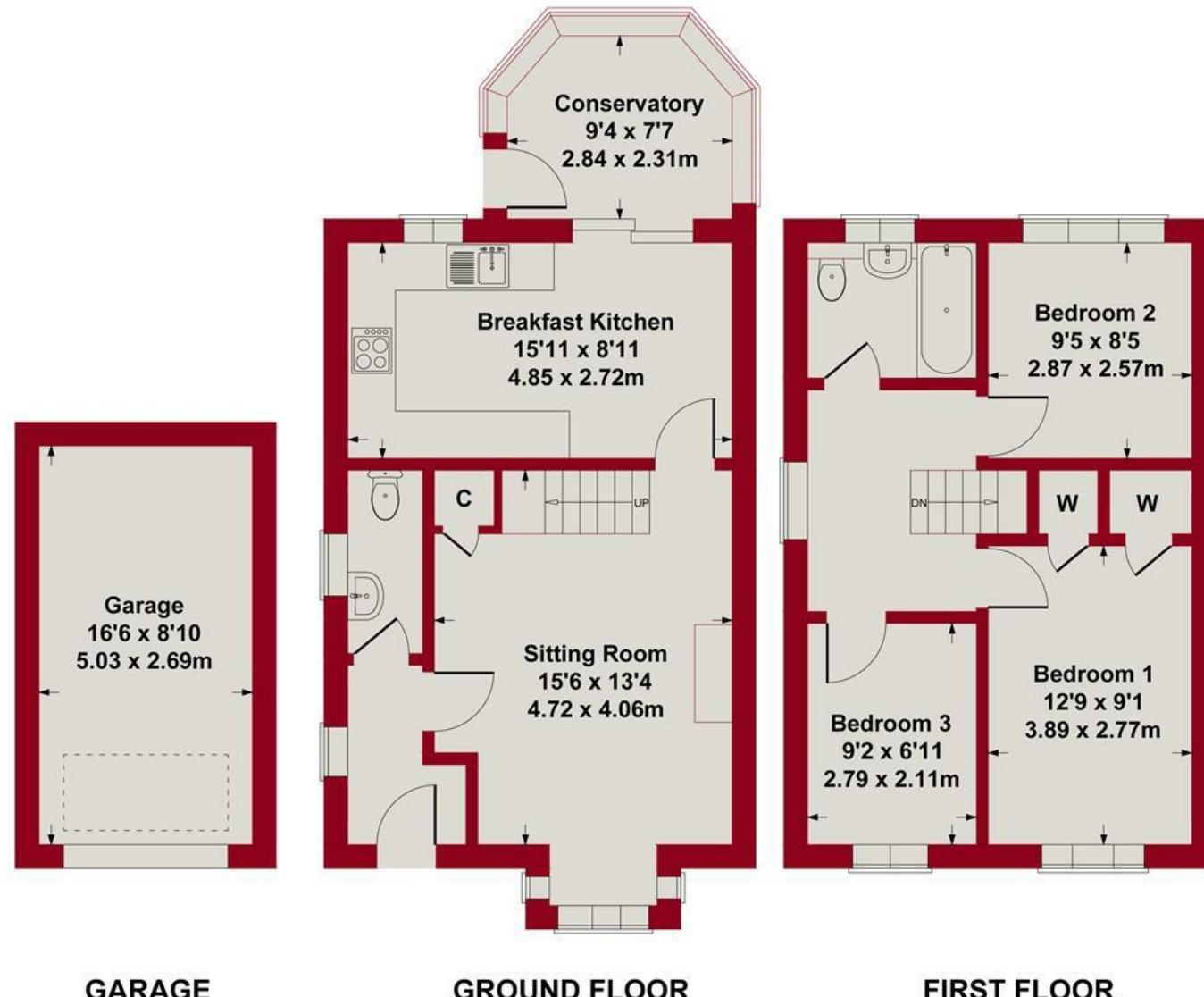












**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

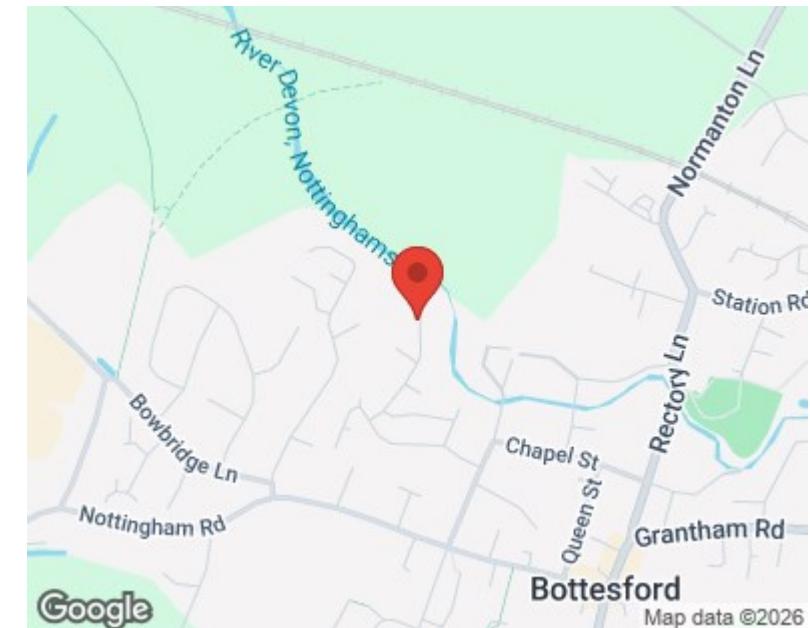
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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



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