



15 Bowbridge Lane, Bottesford,
Leicestershire, NG13 0AQ

£395,000

Tel: 01949 836678

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

- Detached Family Home
- 3 Bedrooms
- Off Road Parking
- Southerly Rear Aspect
- Walking Distance To Heart Of Village
- Extended Accommodation
- 3 Receptions
- Generous Corner Plot
- Further Potential
- Viewing Highly Recommended

An excellent opportunity to purchase a detached family orientated home within this highly regarded and well served Vale of Belvoir village, occupying what is a generous corner plot with gardens to all sides and benefitting from a southerly rear aspect.

The property itself offers a versatile layout with up to three main reception areas including a dual aspect sitting room, a garden room/conservatory at the rear which is currently utilised as formal dining and a prior conversion of the garage creating an additional reception space perfect as a play room or home office. In addition, to the ground floor, there is a well proportioned kitchen with utility room off and useful built in pantries/storage cupboards. To the first floor there are three bedrooms and modern shower room.

With its internal accommodation combined with its well proportioned plot the property would be perfect for families and even those with a higher budget who may look to extend the accommodation further subject to necessary consents. Overall this is an interesting opportunity to purchase an individual home located within walking distance of the heart of the village.

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 ENCLOSED PORCH

7'10" x 3'6" (2.39m x 1.07m)

Having a quarry tiled floor, glazed side lights and a further internal glazed door leading through into:

MAIN ENTRANCE HALL

10'9" x 5'11" (3.28m x 1.80m)

Having a spindle balustrade staircase rising to the first floor landing, useful alcove beneath, wood effect laminate flooring and further engineered oak doors leading to:

SITTING ROOM

23'8" x 11'5" max (7.21m x 3.48m max)

A well proportioned space benefitting from a dual aspect with windows to the front and side; the focal point to the room being exposed brick chimney breast with slate hearth and alcove to the side. A pair of French doors lead through into:

CONSERVATORY/GARDEN ROOM

18' x 9' (5.49m x 2.74m)

A versatile reception area currently utilised as formal dining having windows to three elevations as well as twin sliding patio doors leading out into the rear garden.

Returning to the main entrance hall further doors lead to:

STUDY

15'2" x 8' (4.62m x 2.44m)

Being large enough to be utilised for a variety of purposes either as an additional sitting room or snug; having wood effect laminate flooring and window to the front.

BREAKFAST KITCHEN

14'4" x 12'10" max into alcove (4.37m x 3.91m max into alcove)

A well proportioned space having aspect into the rear garden, useful under stairs storage cupboard and additional walk in pantry. The kitchen is fitted with a generous range of wall, base and drawer units with L shaped configuration of laminate work surfaces; inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs; space for free standing appliances, tiled floor and a further multi paned door leading through into an open sided side porch which also gives access into:

UTILITY ROOM

5'5" x 2'9" (1.65m x 0.84m)

Having plumbing for washing machine, space for tumble dryer and window to the side.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, window to the side and further doors, in turn, leading to:

BEDROOM 1

10'6" x 13'2" (3.20m x 4.01m)

A well proportioned double bedroom having aspect to the front.

BEDROOM 2

10'5" max x 10'5" (3.18m max x 3.18m)

A further double bedroom having a pleasant aspect into the rear garden.

BEDROOM 3

8'11" x 7'2" (2.72m x 2.18m)

Ideal as a single bedroom having over stairs bulkhead with cupboard above and window to the front.

SHOWER ROOM

7'8" x 4'9" (2.34m x 1.45m)

Having a modern suite comprising corner shower enclosure with sliding screen and wall mounted shower mixer, vanity unit with WC with concealed cistern, vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator, built in airing cupboard which also houses the gas central heating boiler and window to the rear.

EXTERIOR

The property occupies a fantastic corner plot which is generous by modern standards, offering in excess of 600m. of outdoor space, with the longest point from north to south being extending to approximately 32m. in length. This not only provides a reasonable frontage with off road parking and established borders but, to the rear, an excellent sized garden perfect for families or, subject to necessary consents, could offer scope to expand the accommodation further. In addition the property benefits from a southerly rear aspect being mainly laid to lawn but with perimeters well stocked with a range of established trees and shrubs.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, drainage, gas 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>

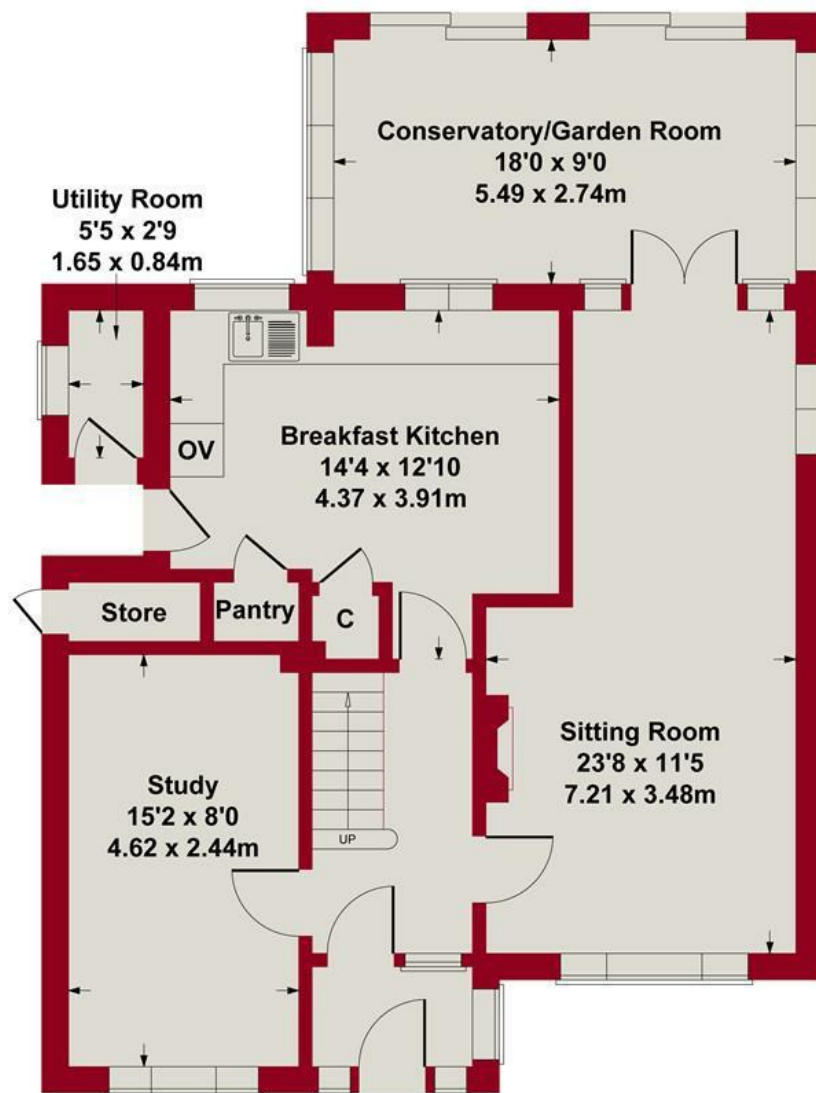




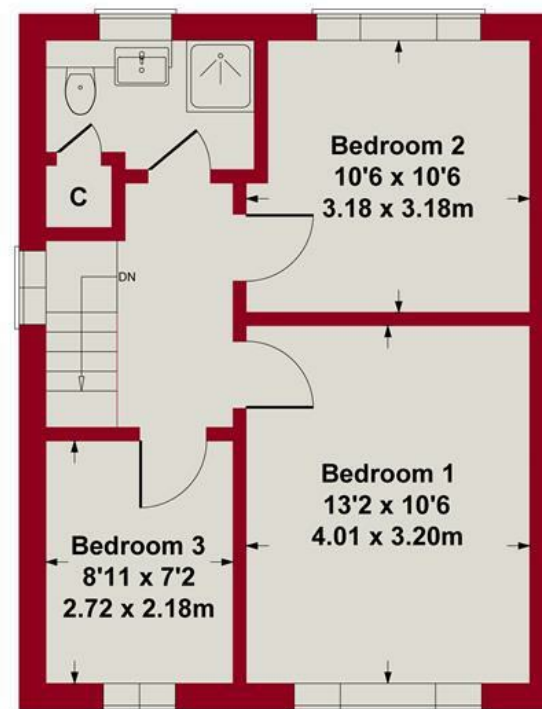








GROUND FLOOR



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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



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