



**2 Lime Grove, Bottesford, Leicestershire,
NG13 0BH**

£399,950

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 3 Reception Areas
- Driveway & Double Garage
- Pleasant Corner Plot
- Popular Vale Of Belvoir Location
- 4 Bedrooms
- Ensuite & Main Bathroom
- Established Gardens
- Walking Distance To The Heart Of The Village
- Viewing Highly Recommended

An opportunity to purchase an excellent four bedroomed family home occupying a convenient corner plot situated within a short walking distance of the heart of the village and its wealth of amenities and services.

This versatile detached home would suit a wide variety of prospective purchasers with its four bedrooms and three receptions and is probably likely to appeal to families particularly making use of its close proximity to the local schools. The accommodation comprises an initial entrance hall, a dual aspect sitting room which leads through into the useful addition of a conservatory at the rear with a pleasant aspect into the rear garden. A second reception providing a versatile space currently utilised as formal dining but alternatively would make an excellent play room or generous study. The L shaped breakfast kitchen benefits from a dual aspect and again links into the conservatory and, in turn, out into the rear garden. To the first floor there are four bedrooms, the principle of which benefits from ensuite facilities, and a separate family bathroom.

In addition the property benefits from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout and occupies a level established plot with off road parking and double garage to the front. Established gardens to the front and rear are well stocked with a variety of trees and shrubs.

Overall viewing comes highly recommended to appreciate both the accommodation and its excellent location.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13' max into stairwell x 14' (3.96m max into stairwell x 4.27m)

A well proportioned initial entrance vestibule having a spindle balustrade turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath, coved ceiling, double glazed windows to the front and, in turn, further doors leading:

DINING ROOM

11'2" x 9'4" (3.40m x 2.84m)

A versatile reception which could be utilised for a variety of purposes but is currently used as formal dining; in addition would make a further sitting room or even a generous office, having a double glazed window with an aspect to the front.

GROUND FLOOR CLOAK ROOM

5'7" x 2'10" (1.70m x 0.86m)

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

L SHAPED BREAKFAST/DINING KITCHEN

18' x 12'3" (5.49m x 3.73m)

A well proportioned L shaped room benefitting from a dual aspect with a double glazed window to the side and a further window overlooking the rear garden. The kitchen is large enough to accommodate a small dining or breakfast table and gives access into the conservatory and, in turn, the rear garden. The kitchen is appointed with a generous range of wall, base and drawer units with brushed metal fittings and a U shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including double oven, five ring gas hob with chimney hood over, dishwasher and washing machine; space for free standing fridge freezer.

From the kitchen a further door leads through into:

CONSERVATORY

18'8" max x 8'5" max (5.69m max x 2.57m max)

A useful addition to the property providing a further versatile reception overlooking the rear garden; flooded with light having a pitched double glazed clear glass roof, side panels with opening windows and a door leading into the garden; in addition there are wall light points, central heating radiator, parquet style flooring and French doors leading into:

SITTING ROOM

15'7" x 13'11" (4.75m x 4.24m)

A well proportioned light and airy space having a dual aspect with a double glazed window to the front and French doors leading into the conservatory at the rear. The focal point to the room is a feature fire surround and mantel with marble hearth and back and an electric fire; further door returning to the initial entrance hall.

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

FIRST FLOOR GALLERIED LANDING

Having a built in airing cupboard, double glazed window to the front and, in turn, further doors leading to:

BEDROOM 1

11'11" (excluding wardrobes) x 8'10" (3.63m (excluding wardrobes) x 2.69m)

A well proportioned double bedroom having an aspect into the rear garden and benefitting from ensuite facilities; having fitted wardrobes and double glazed windows.

A further door leads through into:

ENSUITE SHOWER ROOM

7' x 5'6" (2.13m x 1.68m)

Having a modern suite comprising large double width shower enclosure with sliding screen and wall mounted electric shower, close coupled WC and pedestal washbasin with chrome mixer tap; fully tiled walls with glass mosaic border inlay and double glazed window.

BEDROOM 2

10' x 12'2" max (3.05m x 3.71m max)

A further double bedroom having an aspect into the rear garden; built in wardrobe with overhead storage cupboards and double glazed window.

BEDROOM 3

11'2" x 6'6" (3.40m x 1.98m)

Currently utilised as a first floor office but would make a further single bedroom; having built in wardrobe with overhead storage cupboards and shelved alcove beneath; double glazed window to the front.

BEDROOM 4

11'2" x 6'7" min (8'11" max) (3.40m x 2.01m min (2.72m max))

An L shaped room having overhead storage cupboard and double glazed window to the front.

BATHROOM

7'9" x 6' (2.36m x 1.83m)

Having a three piece suite comprising panelled bath with chrome mixer tap and wall mounted electric shower over, close coupled WC and pedestal washbasin; tiled splash backs, shaver point and double glazed window.

EXTERIOR

The property occupies a pleasant corner plot at the entrance to this small development, set back behind an initial open plan frontage with a double width driveway providing off road car standing and, in turn, leading to a detached double garage with twin up and over doors one of which is electric, power and light and useful storage in the eaves. The front garden is mainly laid to lawn with inset set shrubs and pathway leading to the front door. The pathway sweeps to both sides of the property giving access via gates to the rear garden to both left and right of the property. The rear garden is enclosed by brick walls and panelled fencing and is mainly laid to lawn; having a paved seating area, timber pergola and well stocked perimeter borders with a range of shrubs.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

There is an initial "shared" element at the entrance of the drive with the adjacent property.

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>



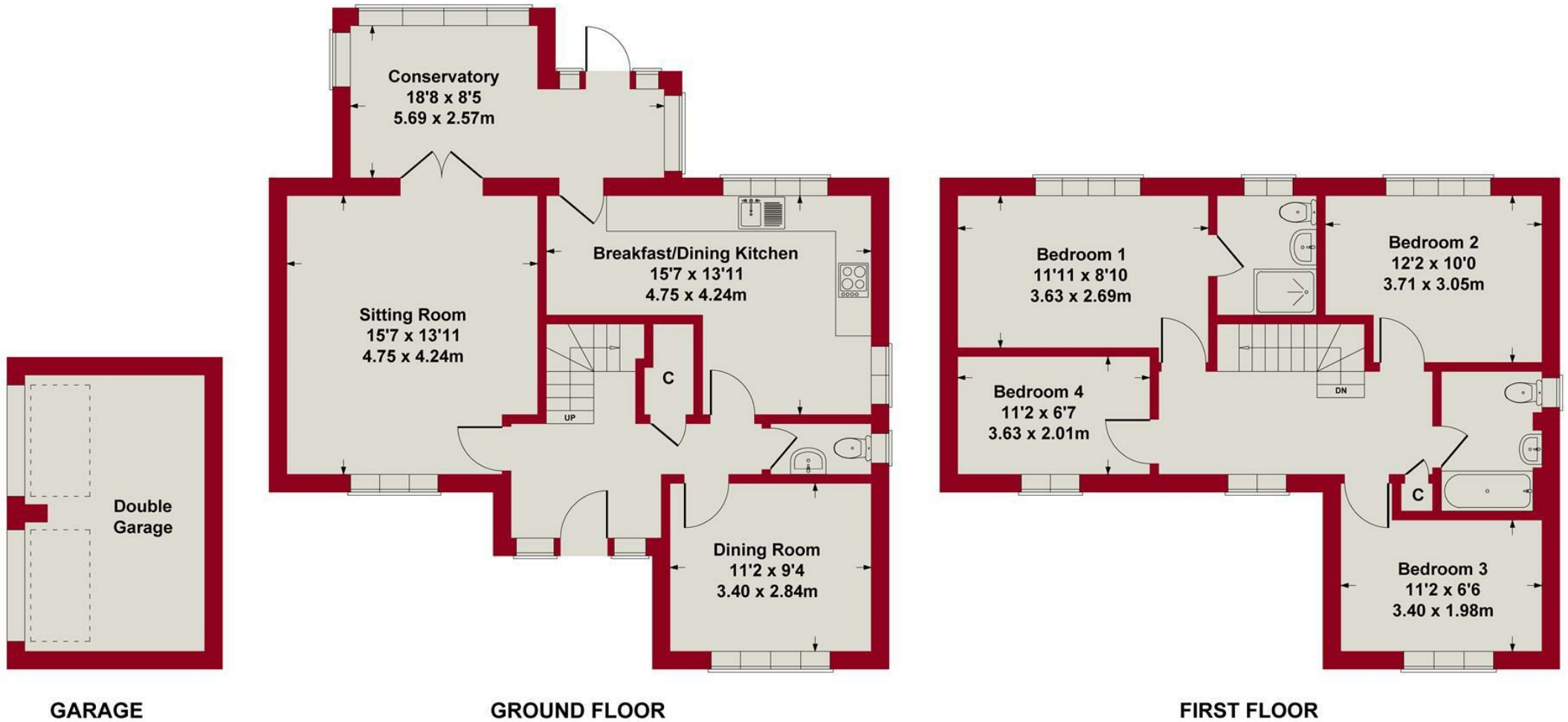












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
	63	71
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		



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



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



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