31 Riverside Walk, Bottesford, Leicestershire, NG13 0AT

Chain Free £285,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Link Detached Bungalow
- Spacious Sitting Room
- Fitted Kitchen
- Pleasant Corner Plot
- Driveway & Garage
- 2 Double Bedrooms
- Additional Garden Room
- Contemporary Shower Room
- South Westerly Rear Aspect
- No Upward Chain

An excellent opportunity to purchase a favourably located link detached bungalow occupying a pleasant corner plot with gardens to three sides, benefitting from a south westerly rear aspect and positioned within close walking distance of the heart of this much requested and well served Vale of Belvoir village.

This relatively modern single storey home occupies a level plot and is offered to the market with no upward chain and would be perfect for those downsizing from larger dwellings looking for a versatile single storey layout that's at the heart of the village. The property has benefitted from a recent programme of cosmetic updating with replacement floor coverings, neutral decoration, a contemporary shower room and a relatively modern fitted kitchen with a generous range of units and integrated appliances.

The accommodation comprises an entrance hall leading through to a well proportioned sitting room, a kitchen with a dual aspect and the useful addition of a garden room at the rear providing a further versatile reception space. Located off the hallway are two double bedrooms with a pleasant aspect into the close at the front and a modern shower room with large double length shower enclosure.

In addition the property occupies a manageable plot with a lawned garden to the front enclosed by picket fencing and a further enclosed courtyard style garden at the rear which benefits from a south westerly aspect with paved terracing and established borders. To the rear of the property is a tandem length driveway providing off road car standing for several vehicles and in turn leads to an attached garage.

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 FAN LIGHT LEADS THROUGH INTO:

ENTRANCE HALL

12' x 2'11" (3.66m x 0.89m)

Having inset Coir mat to the floor leading onto wood effect laminate flooring, access to loft space above and further doors leading to:

SITTING ROOM

18' x 11'3" (5.49m x 3.43m)

A well proportioned main reception large enough to accommodate both a living and dining area having window to the rear and sliding patio door into the garden room. Focal point to the room is a feature Minton style fire surround, mantel and hearth with electric coal effect fire; several wall light points and a further door leading through into:

KITCHEN

11'3" x 8'2" (3.43m x 2.49m)

A well proportioned light and airy space benefitting from windows to both the front and side looking into the attached garden room. The kitchen is fitted with a generous range of wall, base and drawer units and 3/4 high larder unit creating an excellent level of storage; a good working area with U shaped configuration of laminate preparation surfaces and inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including Creda four ring gas hob, concealed hood over and new built in Bosch oven beneath together with under counter fridge and freezer; providing sufficient space for a small breakfast table and chairs.

A further glazed door leads through into:

GARDEN ROOM

15'7" x 8'10" (4.75m x 2.69m)

A useful addition to the property providing a further versatile reception space previously utilised as a dining room but would make a further sitting room; flooded with light benefitting from windows to three elevations, sliding patio door into the garden and additional single door to the side.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS IN TURN LEAD TO:

BEDROOM 1

10'9" x 11'9" (3.28m x 3.58m)

A well proportioned double bedroom having a pleasant aspect into the front garden, fitted full height wardrobes with sliding mirrored door fronts, adjacent vanity area with built in drawer units and box bay window with deep sill.

BEDROOM 2

11'11" x 8'4" max (3.63m x 2.54m max)

A further double bedroom having aspect into the front garden.

SHOWER ROOM
8' x 6'5" (2.44m x 1.96m)
Tastefully appointed having been updated with a contemporary suite comprising large walk in double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; combination towel radiator, built in airing cupboard which houses the hot water cylinder, window to the front.

EXTERIOR
The property occupies an excellent position within this popular established area of the village, located on a level plot that's within walking distance of the wealth of local amenities. The corner plot offers gardens to three sides and is enclosed to the front by picket fencing behind which lies a lawned area with inset established trees and shrubs. A central picket gate leads to the front door and a pathway gives access to a timber courtesy gate that leads into the rear garden. The rear garden is of a manageable size, benefitting from a south westerly aspect and landscaping to provide relatively low maintenance living with a paved terrace and well stocked perimeter borders with a range of established shrubs. To the rear of the property is a tandem length driveway proving off road car standing for several vehicles and, in turn, leads to an attached garage.

GARAGE
18' x 7'11" (5.49m x 2.41m)
Having up and over door, power and light, access to loft space above, plumbing for washing machine, courtesy door to the side and housing the gas central heating boiler.

COUNCIL TAX BAND
Melton Borough Council - Band B

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, 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.

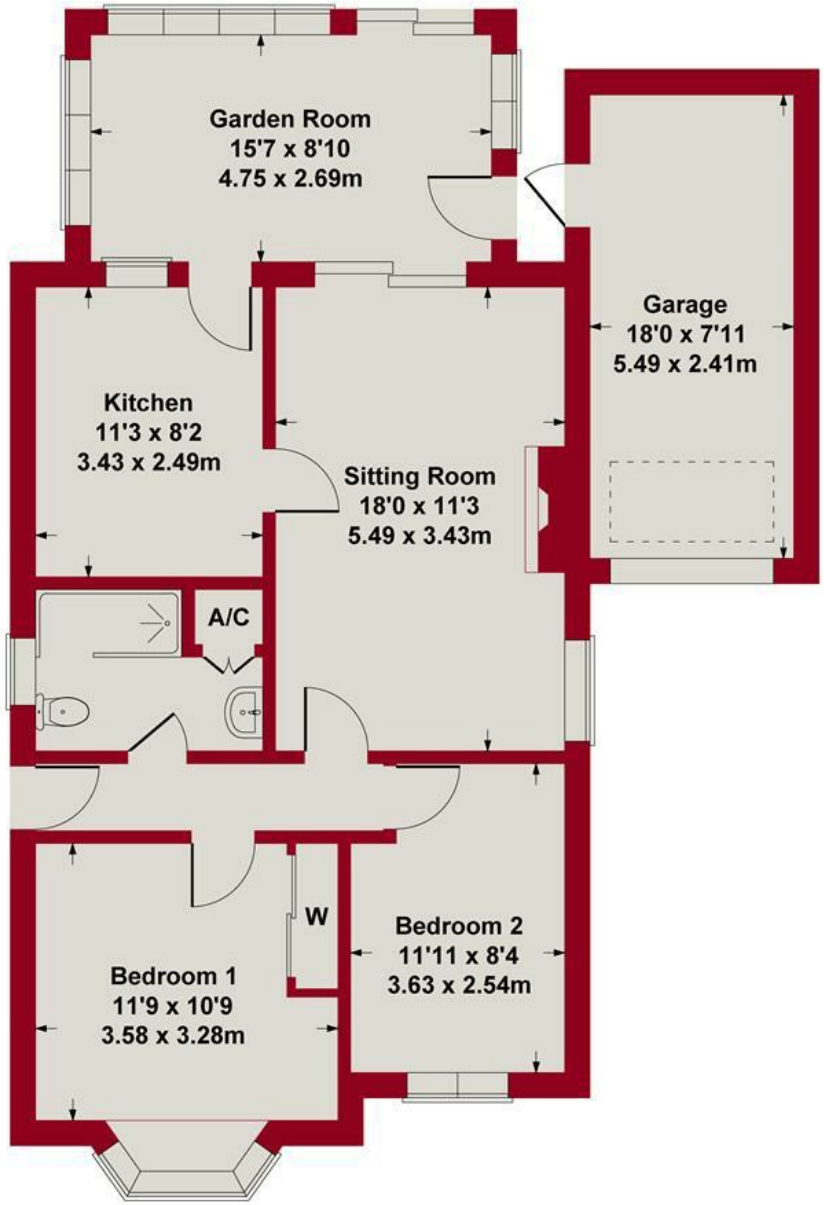
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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



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.

RICHARD WATKINSON PARTNERS

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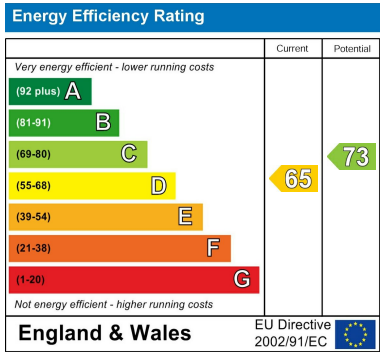

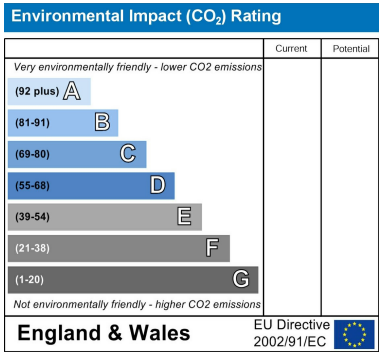

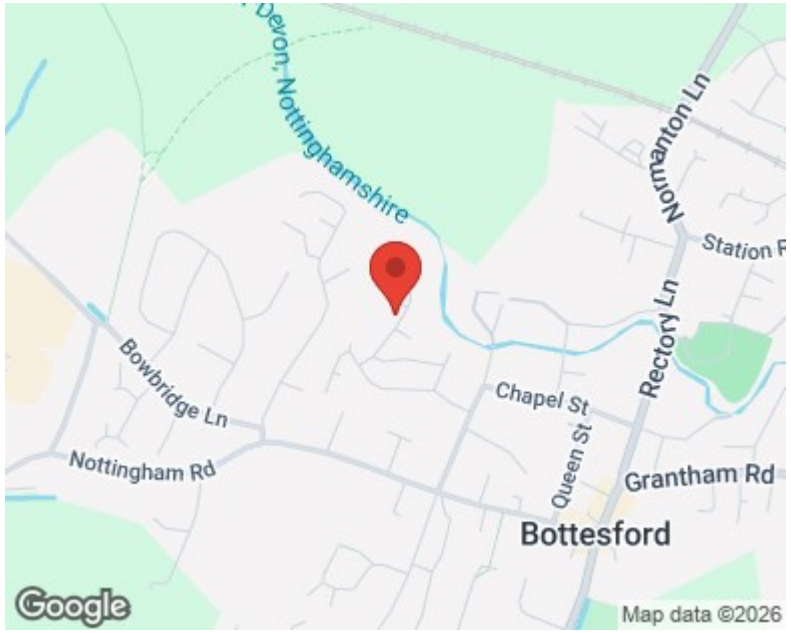

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RICS
The Property Ombudsman

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