



**Market Street, Bottesford**  
Nottingham, NG13 0BW



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**£685,000**

Offered to the market is this handsome, Grade II listed, double-fronted character home. Located within the desirable village of Bottesford, it is just a short walk from local amenities. It offers generous and versatile accommodation spanning three floors, with a separate annexe and garage, a driveway providing off-street parking and a south-west facing rear garden. Council Tax Band - D. EPC Rating - C. Freehold.

**Entrance**

Late Georgian style front door, with attractive arched window (fanlight), original inset cast iron boot scrapers and traditional doorbell, leading to the entrance hall.

**Entrance Hall**

A light and welcoming entrance with high ceilings, quarry tiled flooring, doors to the three primary reception rooms and kitchen diner, stairs rising to the first floor and door to the rear garden.

**Drawing Room**

15'5" x 15'1" (4.72 x 4.62)

A beautiful reception room being full of character with high ceiling, exposed beams, chimney breast with period fire surround, open fire and mantel with cast iron insert and tiled hearth. There are arched shelved alcoves to the side, exposed floor boards and sash windows with secondary glazing to the front.



### Dining Room

16'0" x 13'5" (4.88 x 4.11)

A well-portioned reception currently utilised as a formal dining room having attractive period style cast iron fireplace with tiled hearth, feature surround and mantel, high ceiling with central rose and two exposed beams, exposed floorboards, sash windows to the front with secondary glazing and door to the rear hall.

### Family Room

23'9" max x 16'11" max (7.24 max x 5.16 max )

A light-filled and versatile further reception room (garden room) with windows to three elevations and French doors leading out to the rear garden. Exposed beams and part vaulted ceiling. A useful storage cupboard at one end.

### Kitchen Diner

15'8" x 14'7" (4.80 x 4.45 )

A spacious farmhouse-style kitchen fitted with a range of Shaker-style units with work surface, inset sink and drainer, tiled splash back. Window overlooking the rear garden and pitched roof above with inset skylight. Dishwasher and integrated six-ring gas range. Built-in Electrolux oven and microwave. Space for free-standing fridge. Attractive quarry tiled floor, exposed beams to the ceiling and a door to the rear hall.

### Rear Hall

Doors to the utility room, ground floor shower room, storage cupboard and rear garden.

### Utility Room

6'11" x 7'4" (2.11 x 2.24)

Fitted with base and drawer units with laminate work surface over, inset sink and drainer, space and plumbing for washing machine, space for further freestanding appliances. New wall-mounted gas central heating boiler and window to the side elevation.

### Ground Floor Shower Room

Fitted with a three-piece suite comprising: walk-through wet area with wall-mounted shower mixer and rose over, WC and vanity unit with inset washbasin, marble tiled splash backs and high-level window to the front elevation.

### First Floor Landing

A split-level landing having attractive multi-paned sash window to the side elevation, two built-in storage cupboards and further doors leading to first floor bedrooms.

### Single Bedroom / Office

11'8" x 6'7" (3.56 x 2.03)

Window to the rear elevation, decorative inset cast iron fireplace and part pitched ceiling.

### Double Bedroom

4.19m x 3.76m

A well-proportioned double bedroom having sash window to the front elevation, exposed beams to the ceiling and chimney breast with decorative inset cast iron fireplace.

### Master Bedroom

4.93m x 4.37m

A generous bedroom having a sash window to the front elevation, decorative period cast iron fireplace and surround, built-in wardrobes and door to the en-suite.

### En-Suite

2.51m x 2.03m

Fitted with a four-piece suite comprising large walk-in shower with initial drying area, wall-mounted and ceiling shower mixers, WC, bidet and vanity unit with inset washbasin. There are tiled splash-backs, a contemporary towel radiator, and a sash window to the front elevation.

### Double Bedroom

4.14m x 3.05m

Another double bedroom having window to the rear elevation, built in wardrobes and part pitched ceiling.

### Family Bathroom

2.74m x 1.93m

Fitted with a three-piece suite comprising P-shaped bath and wall mounted shower, WC, and a vanity unit with tiled surface and inset washbasin. There is a part-pitched ceiling and a window to the rear elevation.

### Second Floor (Attic)

Pitched ceiling with exposed timber purlins, over stairs cupboard, small lounging space, and cottage latch doors leading to two further bedrooms and shower room.

### Double Bedroom

3.96m x 2.74m to purlins

A double bedroom situated in the eaves having pitched ceiling with exposed timber purlins, and sliding sash window overlooking rear garden.



## Bedroom

2.36m deep x 2.24m to purlins

A single bedroom situated in the eaves having pitched ceiling, exposed timber purlins, access to under eaves and window to the side elevation.

## Shower Room

1.96m x 0.86m

Fitted with a three-piece suite comprising: shower enclosure with wall-mounted shower mixer, WC and wall mounted washbasin, pitched ceiling with exposed timber purlin and high level window.

## Garage / Workshop / Annex

4.70m x 4.14m

Having power and light, window to the side and electric operated roller shutter door leading directly onto Chapel Street. A spiral staircase rises to the first floor where there is a potential studio / annex room situated in the eaves having exposed timbers, kitchenette and shower room with washbasin and WC.

## Rear Garden

A south-west facing rear garden with a good degree of privacy, particularly considering its central village location. The garden is well stocked with an abundance of established trees and shrubs which creates an attractive outdoor space that includes a central lawn, paved and gravelled seating areas, ornamental pond and well stocked borders. There is vehicular access to the rear located off Chapel Street where the driveway provides off-road car standing. There is a timber trellis leading to a small, enclosed courtyard area but this could be opened out to create additional parking if required. Located off the driveway is an attractive brick and pantile period coach house which has been part-converted to provide annexe-style facilities with garage or workshop space beneath and planning approval for short-term holiday/residential letting.

## Agents Note

This property has mains gas central heating, the boiler was installed in November 2025, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

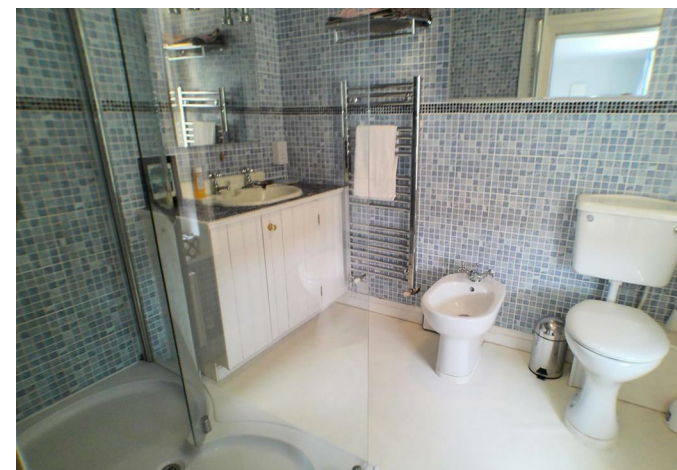
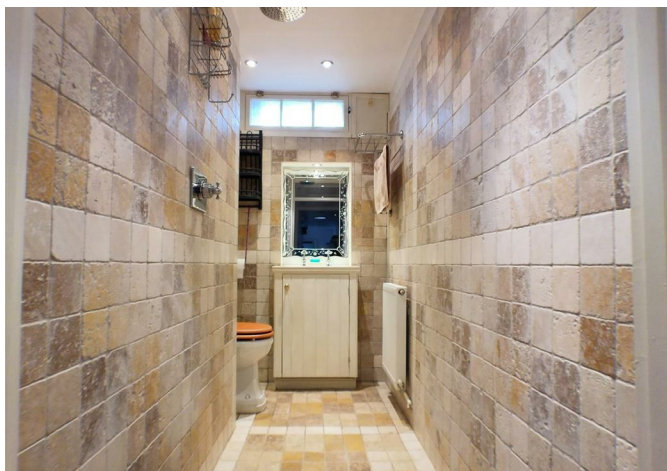
Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part



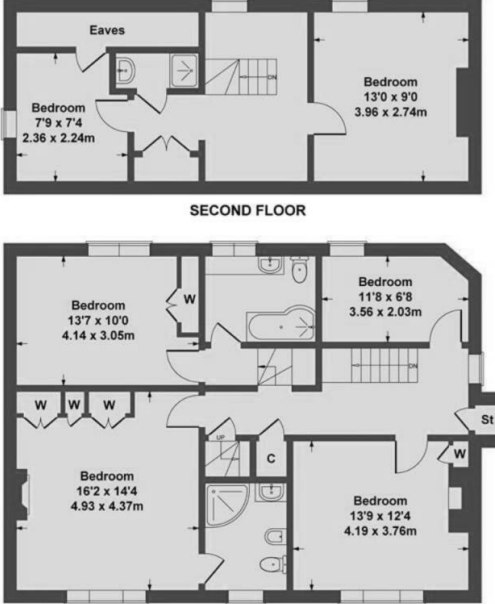
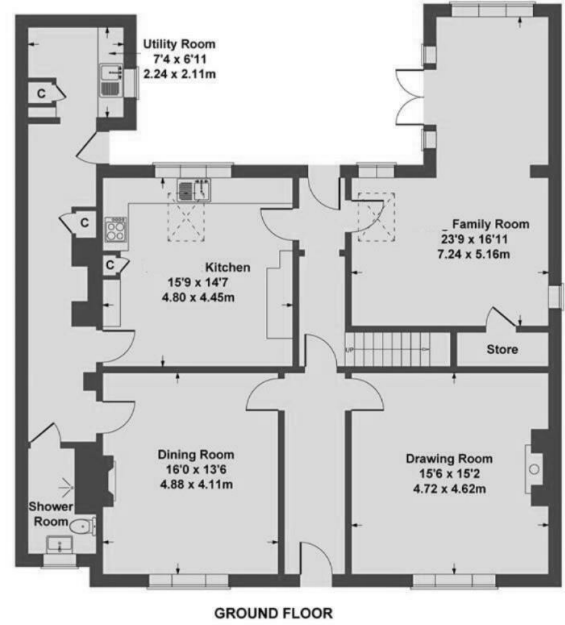
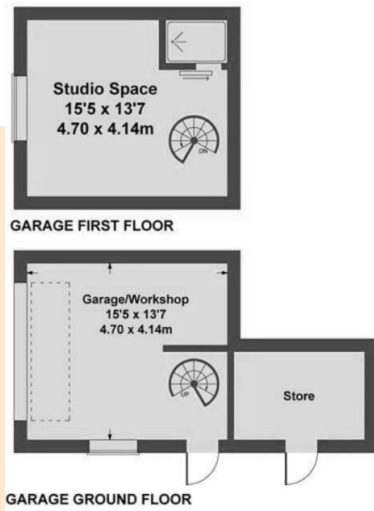


of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**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.

