

FOR SALE

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**STEEPLE VIEW, 38A HIGH STREET, BOTTESFORD,
LEICESTERSHIRE NG13 0AA**

£495,000

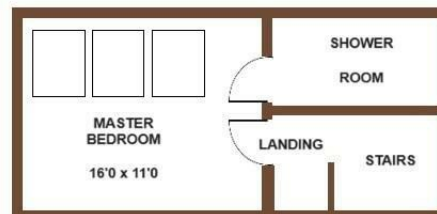
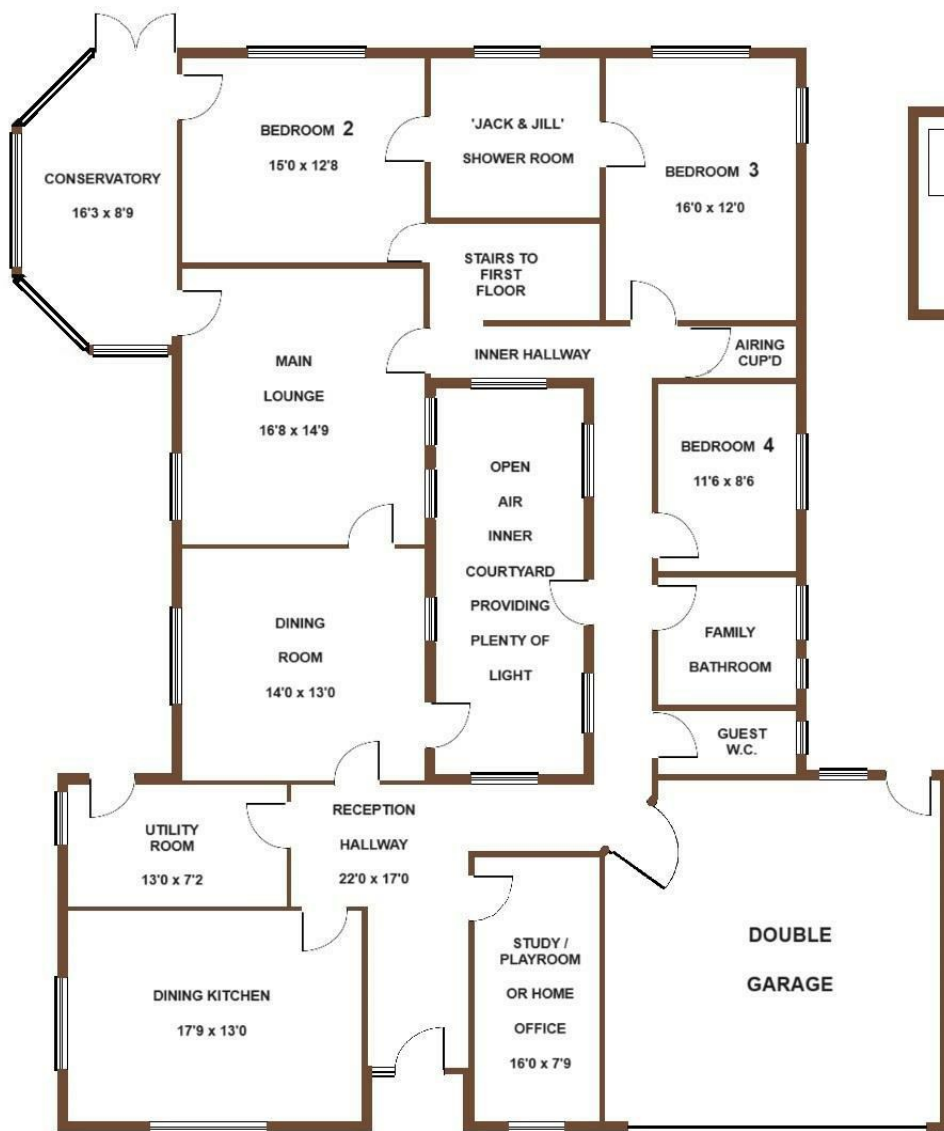
STEEPLE VIEW, 38A HIGH STREET, BOTTESFORD, LEICESTERSHIRE NG13 0AA

Steeple View is a remarkable detached residence, thoughtfully designed and offering surprising spaciousness, situated on a beautifully landscaped plot in a sought-after Vale of Belvoir village. Built in 1998 by previous owners, this custom-built home provides approximately 2200 sq ft of flexible living space, excluding the large attached double garage. The layout is primarily on the ground floor, with an additional bedroom in the eaves with en-suite shower facilities - perfect as a master suite, guest room, or teenage hideaway.

This home was created with meticulous attention to detail, overseen by Julian Owen Associates Nottingham, ensuring exceptional construction quality. Built with brick elevations and topped with a pantiled roof, the property features generous ceiling heights, specifically designed to accommodate Long Case Clocks. A notable highlight is the handmade Pope & Parr double-glazed hardwood timber casement windows, many of which feature custom-designed leaded and stained glass. Inside, the Vicaima doors, some with bevelled glass panels by Pope & Parr, include half-glazed options and a fire door leading to the garage, offering both elegance and privacy.

The interior presents a well-planned layout that will appeal to both families and those downsizing from larger homes. The single-storey design offers ease of access while still providing ample living space. The accommodation includes a spacious reception hallway with a Study / Playroom / Home Office room... a generously sized dining kitchen and a utility room, two main reception rooms, a conservatory, four double bedrooms (including an en-suite to the first-floor bedroom), a Jack & Jill ensuite shower room arrangement to two of the bedrooms, a separate family bathroom and an additional W.C.





FIRST FLOOR

2,200 sq. ft. of accommodation

FLOOR PLAN NOT TO SCALE & FOR IDENTIFICATION PURPOSES ONLY

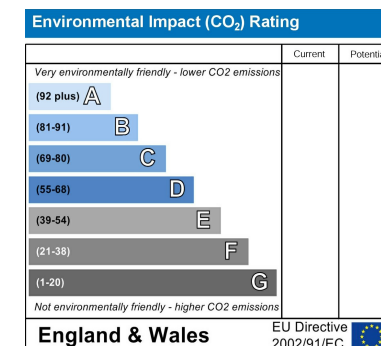
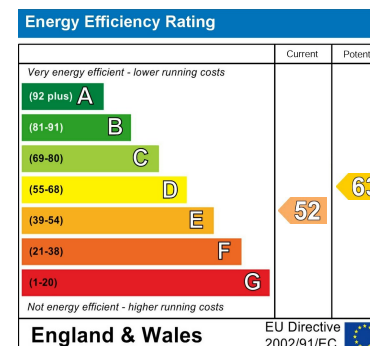
Steeple View is set back from High Street, with a well-established frontage and a large driveway leading to the double garage. A unique aspect of the design is the open-roofed courtyard, centrally located and connecting the dining room and inner hallway, adding both visual interest and practicality. The rear garden is a peaceful haven, enclosed on all sides and featuring two mature yew trees, a lawn, and well-maintained perimeter borders.

- Neutral decor throughout
- Fitted alarm system
- Electric heating
- Modern pressurized hot water system
- Raised height double power points strategically placed for versatile room usage

Steeple View is an outstanding property that blends thoughtful design, generous living space, and an ideal village location, making it a perfect choice for a diverse range of buyers.

Council Tax Band

G



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DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.
27th August 2025

N.B. - on the 6th January 2025, the property was flooded, an insurance claim was submitted and the necessary repairs and replacements were carried successfully and the Insurance works were all signed off before the property was brought back to the market for selling on the 11th September 2025. All of the drains are now being cleared regularly to avoid a future flooding.

The Bottesford Parish website states;

"The flooding in Bottesford in 2020 and 2025 was primarily caused by the Winter Beck overtopping, not the River Devon, which does not align with EA flood modelling. • The Grantham Canal has been identified as a contributing factor to flooding in Bottesford since 2001, with large volumes of water overtopping the canal banks at Muston Gorse into the Winter Beck.

Flows from the Grantham Canal at Muston Gorse are likely to originate from numerous pipes and ditches, flowing into the canal. This additional floodwater could increase both the frequency and severity of flooding in Bottesford beyond what is currently predicted on the EA Floodmap.

The 6th January 2025 flooding was potentially exacerbated by obstructions in the Winter Beck. Lack of maintenance of road gullies and undersized, unadopted, and unmaintained highway drainage along Belvoir Road also contributed".



Hardwood entrance door, with leaded and stained glass lights, leading into the

RECEPTION HALLWAY

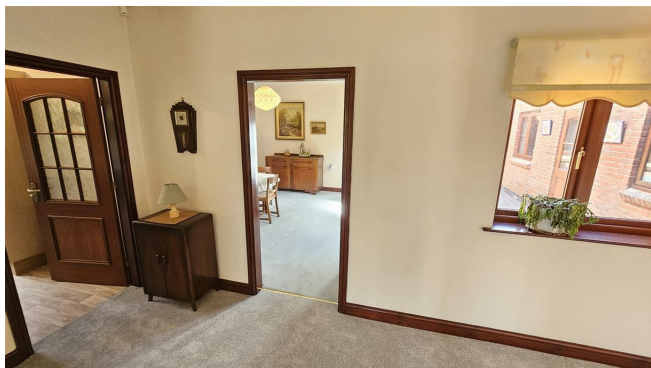
A T shaped entrance hallway with electric storage heater, courtesy access into the rear of the garage and further doors leading to the

DINING KITCHEN

17'9 x 13'0 (5.41m x 3.96m)

An open plan room benefitting from a dual aspect and fitted with a generous range of modern wall, base and drawer units, rolled edge laminate work surfaces, inset stainless steel twin bowl sink and drainer unit. Integrated appliances include four ring electric hob with extractor over, separate double oven, integrated fridge and freezer. Ample room for dining table and additional furniture, electric heater, inset downlighters to the ceiling, double glazed windows to the front and side elevations.





DINING ROOM

14'0 x 13'0 (4.27m x 3.96m)
benefitting from a dual aspect as well as access out into the attractive central courtyard. With an electric heater and a double glazed window to the side. A multi-pane internal door leads through into

MAIN LOUNGE

16'8 x 14'9 (5.08m x 4.50m)
with attractive stained glass arched leaded window, the focal point of the room is a feature chimney breast with slate hearth and back, oak mantle and electric flame-effect fire, electric storage heater, two single points and multi-pane door giving access into the





CONSERVATORY

16'3 x 8'9 (4.95m x 2.67m)

A useful addition to the property creating further flexible reception space with hardwood double glazed windows with attractive leaded glazed opening lights and pitched polycarbonate double skin roof with opening skylight, double doors leading out to the rear garden.

UTILITY ROOM

13'0 x 7'2 (3.96m x 2.18m)

with a generous range of wall, base and drawer units, three quarter height corner cupboard fitted with coat hooks all complementing the main kitchen, rolled edge laminate work surface with inset stainless steel sink and drainer unit with chrome mixer tap, washing machine and tumble drier, large double fronted cupboard for household equipment, access to loft space with aluminium pull down ladder, double glazed window to the side and exterior door. Electric heater and extractor fan.



STUDY / PLAYROOM / HOME OFFICE

16'0 x 7'9 (4.88m x 2.36m)

A versatile reception space currently utilised as a home office but alternatively could make an additional bedroom or playroom. With an electric heater and double glazed window to the front.





FROM THE INNER HALLWAY

where there is an Airing Cupboard, a door into the central courtyard area, spindle balustrade turning staircase rising to the first floor and additional door leading to the

BEDROOM 2

15'0 x 12'8 (4.57m x 3.86m)
with a view into the rear garden and linking through into the conservatory, as well as benefitting from access into an adjacent Jack & Jill shower room. With an electric heater, secondary alarm panel and a double glazed window.



'JACK & JILL' SHOWER ROOM

10'6 x 9'4 (3.20m x 2.84m)
An en-suite shower room/dressing room which provides facilities for both ground floor bedrooms 2 and 3. With a three piece suite comprising shower enclosure with wall mounted Mira Sport electric shower, low flush W.C., built-in vanity unit with inset wash basin, wall mounted shaver point and mirror with integrated lights, tiled splashbacks. Within the room is a range of built in wardrobes with low level drawer units, electric towel radiator, wall mounted heater, extractor fan and double glazed window to the rear. A further door links through into:





BEDROOM 3

16'0 x 12'0 (4.88m x 3.66m)

A well proportioned double bedroom overlooking the rear garden, electric heater, double glazed window to the side and additional leaded stained glass feature window. A further door returns back to the inner hallway.

FROM THE INNER HALLWAY

Having electric heater, large walk-in airing cupboard housing the pressurised hot water system and providing useful storage. The hall area has integrated wall and ceiling lights with dual control and several double power points. This corridor also gives access to the central courtyard area.



BEDROOM 4

11'6 x 8'6 (3.51m x 2.59m)

with an electric heater and a double glazed window to the side.





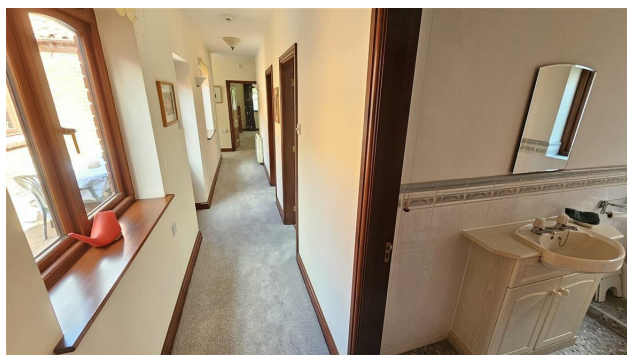
FAMILY BATHROOM

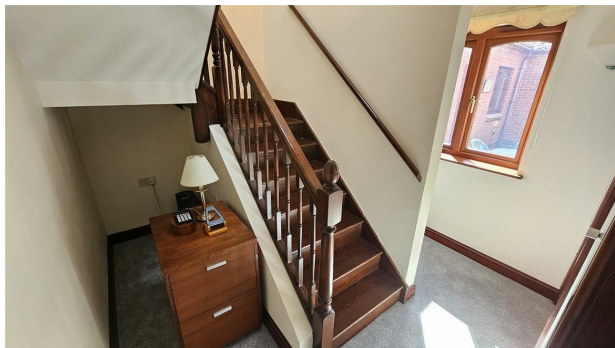
with a suite comprising large corner bath with chrome mixer tap, separate shower enclosure with wall mounted Mira Sport shower, built in vanity unit with inset wash basin, wall mounted mirror and adjacent lighting, shaver point, tiled splashbacks, electric towel radiator, wall mounted heater and extractor fan, two double glazed windows including a beautiful leaded stained glass river scene with kingfisher and heron.

SEPARATE CLOAKROOM / W.C.

a two piece suite comprising close coupled wc, built in vanity unit with inset wash basin, tiled floor and splashbacks, extractor fan, access to loft space, obscure double glazed window to the side.

Returning to the inner hallway a spindle balustrade staircase rises to the





FIRST FLOOR LANDING

a pitched ceiling with inset Velux skylight and door to

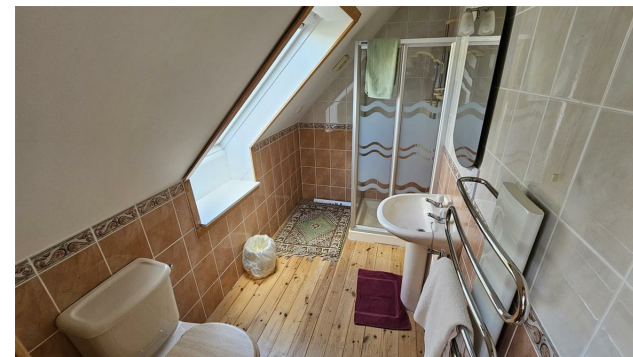
MASTER BEDROOM

16'0 x 11'0 (4.88m x 3.35m)

with three Velux skylights to the rear overlooking the garden, exposed varnished floorboards, deep pine skirting, electric heater and door giving access through into the

EN-SUITE SHOWER ROOM

with a three piece suite comprising shower enclosure with wall mounted Mira Sprint electric shower and bi-fold door, low flush W.C., pedestal wash hand basin, tiled splashbacks, wall mounted shaver point and mirror with integrated light, electric towel radiator, wall mounted heater, extractor fan, varnished floorboards and Velux skylight overlooking the rear garden.





OUTSIDE - FRONT

The property is set back behind an established frontage with mature hedging and double width and open gateway leading onto a substantial tarmac driveway providing off road parking for several vehicles and leads to the attached Double Garage (6.50m max x 6.10m max (21'4 max x 20'0 max) with double-width up and over electric door, power and light, workshop space to the rear and courtesy door into the garden. Being integral to the property the garage could, subject to any necessary consents, lend itself for conversion for additional accommodation.

Lockable iron courtesy gates to either side of the property give access into the





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OUTSIDE - REAR

A wonderful haven that has been lovingly created over many, many years and containing two mature yew trees, well stocked perimeter borders with established fruit trees including apple, damson, plum and quince and mature shrubs, two thirds of the perimeter is bordered by attractive conservation listed brick and stone wall. There is a paved terrace with adjacent gravel borders, timber potting shed and additional timber workshop with electric power, two exterior power points, and two powered water features.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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