



**28 Bowbridge Gardens, Bottesford,
Leicestershire, NG13 0AZ**

£260,000

Tel: 01949 836678

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

- Semi Detached Home
- Tastefully Modernised
- Open Plan Dining Kitchen
- Workshop Space
- Walking Distance To Local Amenities
- 3 Bedrooms
- Attractive Landscaped Gardens
- Ample Parking
- Potential Home Office
- Viewing Highly Recommended

An excellent opportunity to purchase a tastefully presented semi detached home which has been modernised over the years, benefitting from an updated contemporary bathroom and open plan dining kitchen as well as UPVC double glazing and gas central heating. Further improvements include the conversion of the rear of the garage to create a useful utility room/potential home office, the installation of a large storage shed/workshop and attractive landscaped gardens with an aspect across to the allotments at the rear.

The property is also located in a favourable position within this established development, set well back behind an open plan frontage which has been landscaped to maximise off road parking. Gated access to the side provides a further potential parking space leading to the former garage which still provides a useful storage space/workshop.

Internally the property offers a versatile layout comprising an initial enclosed porch and, in turn, the main reception area with a pleasant aspect to the front which leads into an open plan dining kitchen giving access out into the rear garden. To the first floor there are three bedrooms and main bathroom.

Overall this is an excellent opportunity to purchase a well presented home which will appeal to a variety of prospective purchasers and is large enough to accommodate families but will suite single or professional couples or even those downsizing from larger dwellings who will appreciate Bottesford's wealth of amenities.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

5' (6'4" max into cupboard) x 2'9" (1.52m (1.93m max into cupboard) x 0.84m)

Having stripped wood flooring, built in cupboard, window to the front and a further engineered oak door leading through into:

SITTING ROOM

16'102 max into stairwell x 12'7" (4.88m max into stairwell x 3.84m)

A pleasant initial reception having aspect to the front, staircase rising to the first floor landing, initial laminate flooring with additional carpeted area to the sitting room and a further door leading through into:

OPEN PLAN DINING KITCHEN

16'8" x 11' (5.08m x 3.35m)

A well proportioned light and airy space having access out into the rear garden; comprising an initial reception area ideal for dining, useful under stairs storage cupboard, wood effect laminate flooring and double glazed French doors leading into the garden. The dining area is open plan to the kitchen which is fitted with a range of base units and 3/4 high larder unit; having U shaped configuration of laminate work surfaces with inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including five ring gas hob, chimney hood over and Neff single oven beneath; plumbing for washing machine and dishwasher, wall mounted gas central heating boiler concealed behind kitchen cupboard, window overlooking the rear garden and exterior door to the side.

RETURNING TO THE SITTING ROOM A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in shelved airing cupboard, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

12'8" x 10'2" (3.86m x 3.10m)

A well proportioned double bedroom having a pleasant aspect to the front with dormer window.

BEDROOM 2

11'3" x 8'10" (3.43m x 2.69m)

A further double bedroom having aspect to the rear, overlooking the rear garden, allotments beyond and the village church spire on the horizon.

BEDROOM 3

8'10" x 6'8" (2.69m x 2.03m)

Having over stairs bulkhead and window to the front.

BATHROOM

7'7" x 5'4" (2.31m x 1.63m)

Tastefully appointed with a contemporary suite comprising panelled bath with chrome taps, further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, close coupled WC and contemporary vanity unit with inset rectangular Sottini washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and two windows to the rear.

EXTERIOR

The property occupies a pleasant level plot set well back behind an open plan frontage which has been landscaped to maximise off road parking with both a tarmacadam and granite chipping double width driveway, a block set pathway leading to the front door and established borders. Timber gates to the side of the property give access into a potential additional parking area and, in turn, the rear garden which has been thoughtfully landscaped to provide a fantastic outdoor living/entertaining space that links back into the reception area of the kitchen. An initial flagged terrace with block set pathway provides a wonderful seating area with central lawn and additional timber decked seating areas at the foot, one with sunken hot tub; at the foot is a useful timber clad storage shed with power and light. In addition there are established raised borders, the garden all enclosed by contemporary fencing. The rear garden also encompasses a former brick built garage that has been subdivided to create additional storage/workshop space to the front and to the rear a useful utility/potential study space.

WORKSHOP/STORAGE SPACE

9'7" x 8'10" (2.92m x 2.69m)

Having up an over door.

UTILITY/STUDY SPACE

8'9" x 8'4" (2.67m x 2.54m)

Plastered and insulated and having power and light, inset downlighters to the ceiling and integrated utility area with built in base units, full height shelved larder cupboard, plumbing for washing machine and French doors into the garden.

STORAGE SHED

11'4" x 7'7" (3.45m x 2.31m)

COUNCIL TAX BAND

Melton Borough Council - Band B

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).

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:-

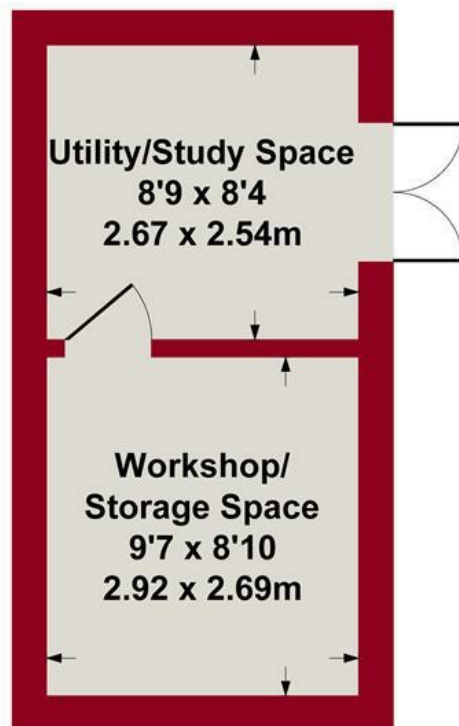
<https://www.gov.uk/search-register-planning-decisions>



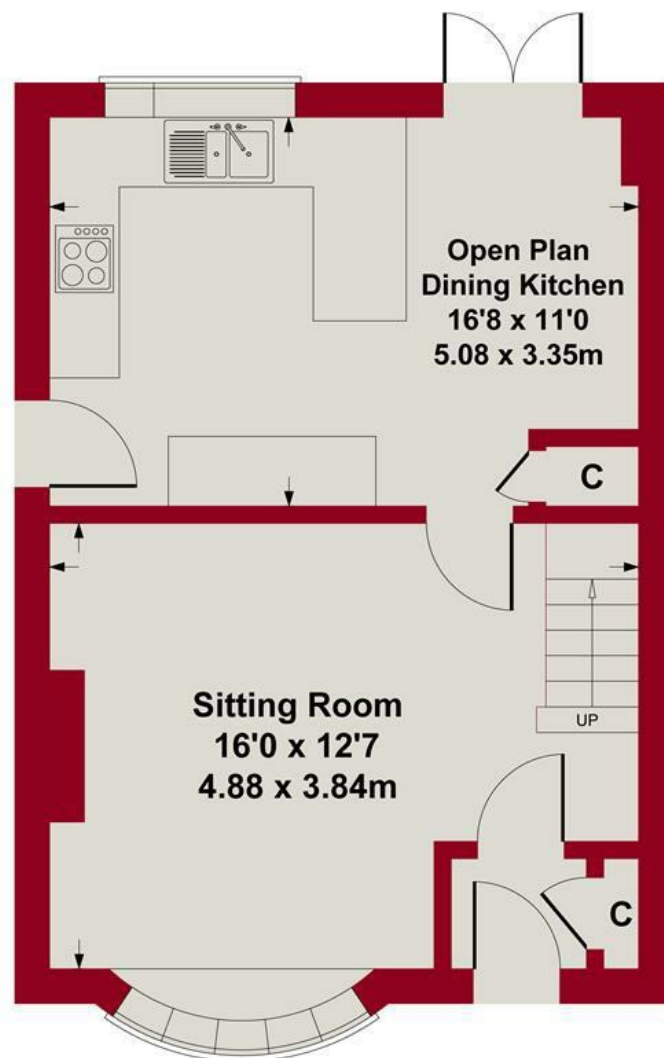




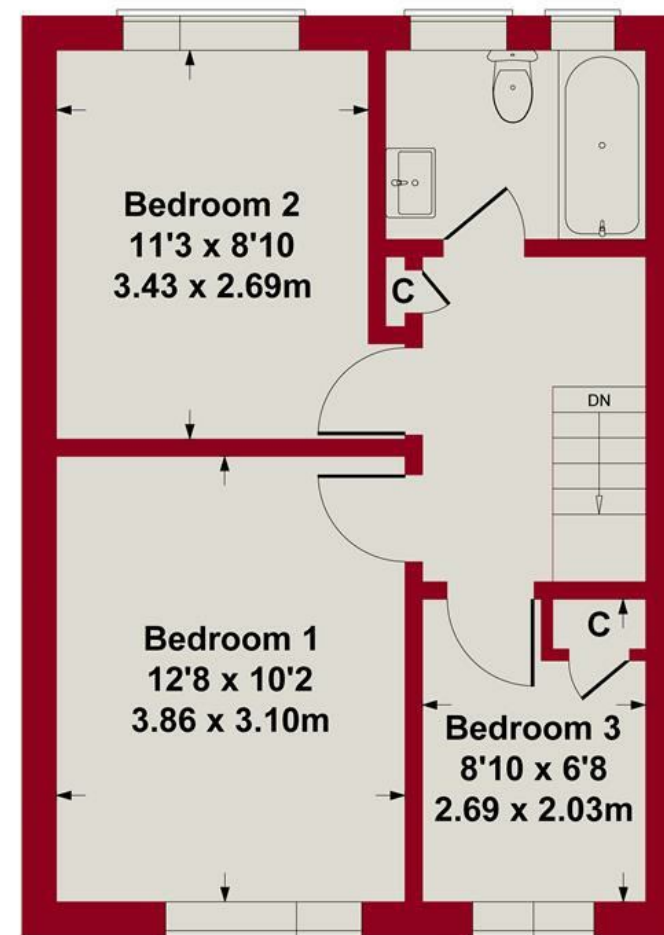




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

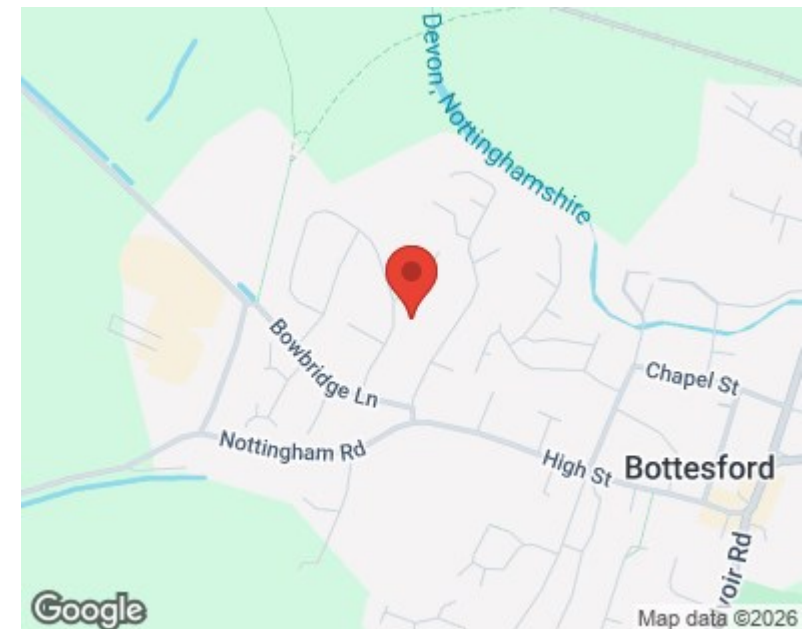
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
	72	80
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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