



Evergreen House, 22 Pinfold Lane, Bottesford,
Leicestershire, NG13 0AR

Offers Over £900,000

Tel: 01949 836678

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

- Substantial Detached Family Home
- Plot In The Region Of 0.46 Acres
- 4 Receptions
- Spacious Living Kitchen
- Generous Gated Driveway & Triple Garage
- Lying In The Region Of 3,800 Sq.Ft.
- 5 Double Bedrooms
- 2 Ensuited & Main Bathroom
- Potential For Annexe Facilities
- Viewing Highly Recommended

We have pleasure in offering to the market this impressive, spacious, detached family home which offers a generous level of internal accommodation lying in excess of 3,800 sq.ft. and occupying an established gated plot that approaches 1/2 an acre.

This truly bespoke home has seen a considerable level of improvements over recent years, having been significantly extended, reconfigured and modernised throughout to create a versatile and well thought out home of generous proportions.

The accommodation provides up to five double bedrooms, two of which benefit from ensuite facilities. The particularly impressive principle bedroom also benefits from a separate walk in wardrobe and a Juliet balcony overlooking the rear garden. In addition there is a tastefully appointed contemporary bath/shower room. The ground floor boasts four main receptions as well as a spacious open plan, L shaped living/dining kitchen that is large enough to accommodate both a snug, living and dining area which is flooded with light, having a large glass ceiling lantern and bifold doors into the rear garden.

The kitchen is tastefully appointed with a generous range of contemporary units and integrated Miele appliances with quartz preparation surfaces and a large central island unit creating an excellent working area perfect for the keen cook. This area of the house will undoubtedly become the hub of the home. The other four receptions create a great deal of versatility with a spacious games room located off a side lobby/boot room with utility and ground floor cloak room off which could all be combined to potentially create a ground floor annexe style facility which would be ideal for extended families or dependent relatives.

In addition the property is relatively neutrally decorated throughout and benefits from gas central heating, UPVC double glazing and a particularly impressive initial entrance hall with full height glazed elevation looking up to a galleried landing above that creates a fantastic initial impression to this truly bespoke home.

As well as the internal accommodation the property occupies what is a generous plot by modern standards, lying in the region of 0.46 of an acre. Twin electric gate access leads onto a substantial sweeping driveway that provides a considerable level of off road parking as well as access to a detached triple garage with potential studio space above. The rear garden benefits from a southerly aspect and is enclosed to all sides with a large terrace leading back into both the main receptions and living area of the kitchen and also encompasses a timber summer house/cabin which is currently utilised as a gym and sauna room.

The property is tucked away towards the end of a no through lane but still located within easy walking distance of the heart of this much regarded and well served Vale of Belvoir village.

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.

AN ALUMINIUM CONTEMPORARY ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

15'3" x 10'3" (4.65m x 3.12m)

An attractive aluminium glazed light provides a fantastic full height feature which floods both the entrance hall and landing above with light and creates an impressive initial entrance vestibule. Having stripped wood flooring, deep skirtings and architrave, inset downlighters to the ceiling, central heating radiator behind feature cover, turning spindle balustrade staircase rising to an impressive galleried landing above, a good level of storage with built in cloaks cupboard and further oak doors, in turn, leading to:

SITTING ROOM

21'9" x 11'8" max (plus 4' for bay) (6.63m x 3.56m max (plus 1.22m for bay))

A light and airy reception benefitting from windows to three elevations including a walk in double glazed bay window to the side and French doors leading into the garden at the rear. The focal point to the room is an attractive contemporary fireplace with finished stone surround, mantel and hearth and inset log effect feature fire. An alcove to the side has an integrated dresser unit with built in cupboards and shelving above. In addition the room having a deep coved ceiling and skirtings.

FAMILY ROOM/SNUG

15' x 11'8" (4.57m x 3.56m)

A further well proportioned and versatile reception which would be ideal as an additional sitting room or potentially formal dining, having contemporary panel effect walls, deep skirtings, coved ceiling and double glazed window to the front.

STUDY

12'9" x 9'1" (3.89m x 2.77m)

Tastefully appointed and fitted with a range of bespoke furniture having a generous work area with shelved alcoves and low level drawer units providing a useful space perfect for today's way of working. In addition there is continuation of the oak flooring, coved ceiling and double glazed window overlooking the rear garden.

OPEN PLAN LIVING/DINING KITCHEN

26' x 24'2" (7.92m x 7.37m)

A stunning, well proportioned, every day living/entertaining space which will undoubtedly become the hub of the home with a run of bifold doors leading out into the rear garden with an additional sliding door to the side. The dining area is flooded with light having a large clear glass ceiling lantern as well as inset downlighters and integrated speakers, providing a generous space for entertaining. The kitchen is fitted with a generous range of contemporary gloss fronted wall, base and drawer units and full height larder unit with brushed metal door furniture, quartz preparation surfaces and integral breakfast bar. Integrated Miele appliances include twin ovens, microwave, coffee machine, wine cooler, fridge, freezer and induction hob with downdraft filter hood; and sink and drain unit with chrome mixer tap, integrated cold water filters and boiling tap all located in a central island peninsula which provides a fantastic working area perfect for the keen cook. In addition there is an attractive contemporary tiled floor and inset downlighters to the ceiling.

The kitchen area is open plan to:

SNUG/STUDY SPACE

12'7" x 10'9" (3.84m x 3.28m)

A versatile space providing a living area situated off the kitchen having continuation of the tiled floor, feature alcoves, inset downlighters to the ceiling and double glazed window to the front.

From the kitchen a further door leads through into:

REAR LOBBY

7'6" x 6'6" (2.29m x 1.98m)

Having useful cloaks hanging space, tiled wood effect flooring, cupboard housing gas central heating boiler, aluminium double glazed exterior door into the garden and an open doorway leading through into:

UTILITY ROOM

8'5" x 6'2" (2.57m x 1.88m)

Having fitted wall and base units and full height larder units, plumbing for washing machine, space for tumble dryer above, quartz work surface with inset sink and drain unit with chrome swan neck mixer tap, continuation of the tiled floor and a further door leading through into:

GROUND FLOOR CLOAK ROOM

6'5" x 6'2" (1.96m x 1.88m)

Having a contemporary suite comprising washbasin with vanity surround and mixer tap and wall hung WC with concealed cistern; contemporary tiling, concealed lighting and double glazed window with integrated blind.

Returning to the rear lobby a further door leads through into:

FAMILY/GAMES ROOM

25'10" x 17'9" (7.87m x 5.41m)

A generous and versatile reception space ideal as a cinema or games room or alternatively, in combination with the adjacent utility and cloak room, could offer potential for creation of a ground floor annexe ideal for extended families or dependent relatives. The room is of generous proportions having up lit concealed lighting, feature media wall, deep skirtings, wood effect flooring, double glazed window to the front and bifold doors at the rear.

RETURNING TO THE MAIN ENTRANCE HALL A TURNING STAIRCASE RISES TO:

GALLERIED FIRST FLOOR LANDING

An impressive galleried landing flooded with light having full height double glazed window overlooking the front garden, providing useful storage with access to under eaves loft space and having, in turn, further oak doors leading to:

BEDROOM 2

12'10" (excluding wardrobes) x 11'10" (3.91m (excluding wardrobes) x 3.61m)

A well proportioned double bedroom that benefits from ensuite facilities having built in wardrobes with sliding door fronts, coved ceiling, double glazed window to the side and an open doorway leading through into:

ENSUITE SHOWER ROOM

13' x 4'6" max (3.96m x 1.37m max)

Tastefully appointed with a contemporary suite comprising walk in shower enclosure with glass screen and wall mounted shower mixer with digital thermostatic control, vanity unit with rectangular washbasin with chrome mixer tap and WC with concealed cistern; contemporary tiling, towel radiator, part pitched ceiling with inset downlighters and double glazed window.

Returning to the galleried landing an open doorway leads through into:

INNER LANDING

Incorporating a reception space which would make a first floor office or reading area; having double glazed window overlooking the front garden, large walk in airing cupboard which also houses potential wardrobe space with hanging rails and, in turn, further doors leading to:

PRINCIPLE BEDROOM

20' max (17'7" min) x 15'4" (6.10m max (5.36m min) x 4.67m)

An impressive main bedroom of generous proportions offering a large double bedroom with walk in dressing room and ensuite facilities. The main bedroom has attractive part pitched ceiling with inset downlighters, deep skirtings, central heating radiator concealed behind feature cover, double glazed Juliet balcony overlooking the rear garden and a further doors leading to:

WALK IN WARDROBE

9' x 7' (2.74m x 2.13m)

Having fitted shelving, hanging rails and built in drawer units, inset downlighters to the ceiling and central heating radiator.

ENSUITE SHOWER ROOM

9'11" x 9'10" (3.02m x 3.00m)

Tastefully appointed with a contemporary suite including large double length shower enclosure with glass surround and wall mounted shower mixer with digital thermostat, independent handset and ceiling rose over, wall hung WC with concealed cistern and washbasin with vanity surround and mixer tap, tiled splash backs, timber effect tiled floor with underfloor heating, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the front.

BEDROOM 3

17'8" x 9'8" (5.38m x 2.95m)

A well proportioned double bedroom having an aspect to the front, built in wardrobes, deep skirtings and double glazed dormer window.

BEDROOM 5

17'10" x 9'10" max (5.44m x 3.00m max)

A further well proportioned double bedroom having aspect overlooking the rear garden, deep skirtings and part pitched ceiling with inset skylight and further double glazed window.

BEDROOM 4

15'11" into alcove x 9' (4.85m into alcove x 2.74m)

A further double bedroom having aspect to the front with part pitched ceiling, access to loft space above and Velux skylight.

FAMILY BATH/SHOWER ROOM

10'9" max x 9'6" max (3.28m max x 2.90m max)

A well proportioned and tastefully appointed space having a four piece suite which comprises large walk in shower enclosure with glass surround and wall mounted thermostatic shower mixer with independent handset over and tiled alcoves, attractive contemporary free standing bath with chrome mixer tap and integral shower handset, WC with concealed cistern and wall mounted half pedestal washbasin with chrome mixer tap, tiled splash backs and floor, inset downlighters to the ceiling, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a deceptive, established and secluded plot extending to approximately 0.46 of an acre, tucked away towards the end of this no through lane, providing a considerable level of off road parking with twin electric gate access onto a U shaped in/out driveway which also, in turn, leads to a detached triple garage. The remainder of the frontage is laid to lawn with established trees and shrubs and a further purple slate area with an inset ground level trampoline with surround borders. To the rear of the property is a generous,

established, enclosed garden which is mainly laid to lawn and is bordered by hedging and feather edged board and panelled fencing, having well stocked perimeter borders and a large patio area which links back into both the sitting room and living area of the kitchen creating an excellent outdoor entertaining space. Also located within the garden is a useful timber summer house/cabin.

DETACHED TRIPLE GARAGE

18' deep x approx 26'8" wide (5.49m deep x approx 8.13m wide)

Having electric sectional up and over door, power and light, separate gas central heating boiler, secured double glazed window, French doors into the garden and a mezzanine area above which provides useful storage or possible further potential for conversion into maybe a studio or office.

SUMMER HOUSE/CABIN

15'5" x 14'9" (4.70m x 4.50m)

Split into two sections, the initial part utilised as a home gym, having a pitched ceiling, power and light, wood effect laminate flooring, double glazed windows and UPVC bifold doors into the garden.

A further door leads through into:

SAUNA/SHOWER AREA

14'9" x 9'6" (4.50m x 2.90m)

Again having a pitched ceiling and encompassing a "Viking" sauna with built in shower unit. The room also currently housing a hot tub (which could be available by separate negotiation)

STORE

11'9" x 7' (3.58m x 2.13m)

A useful store located to the rear of the summer house/cabin.

COUNCIL TAX BAND

Melton Borough Council - Band F

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>







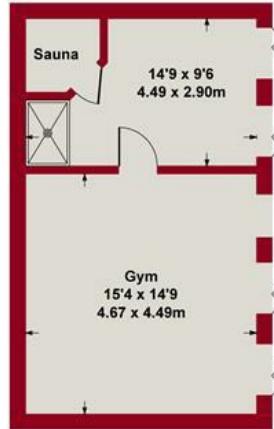




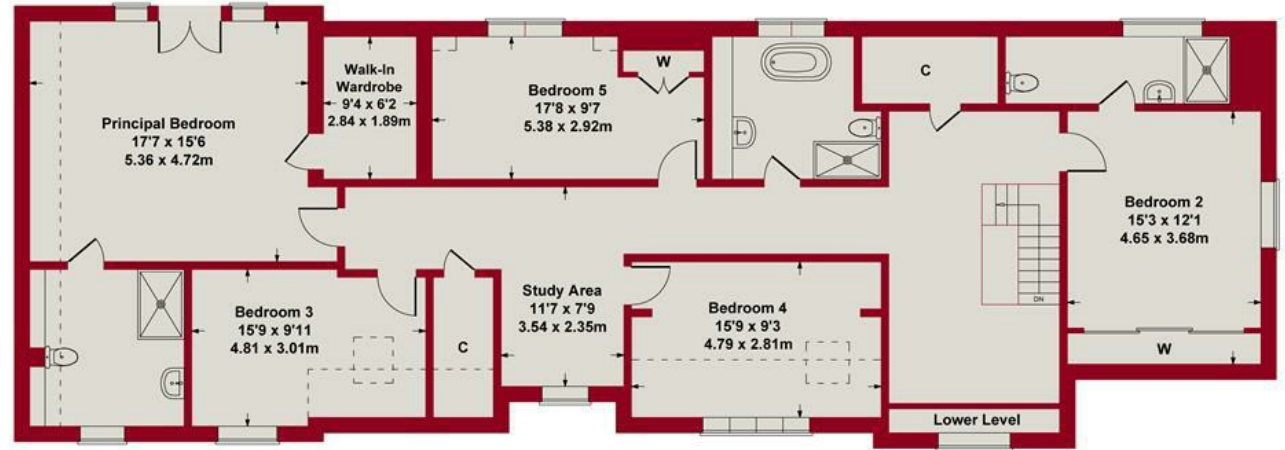




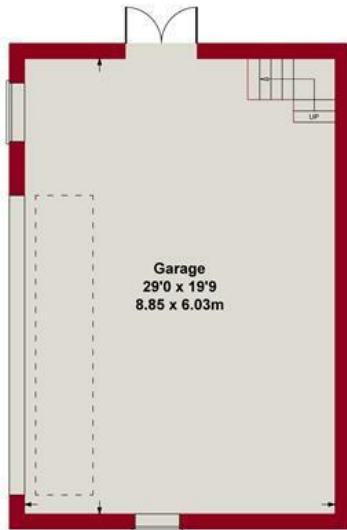




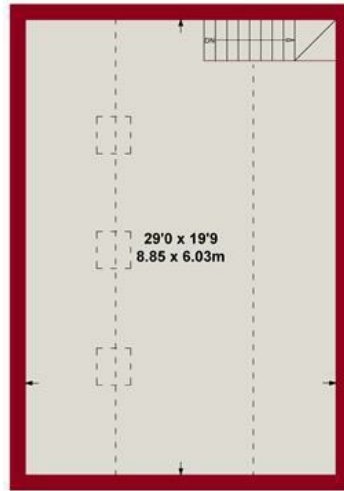
OUTBUILDING



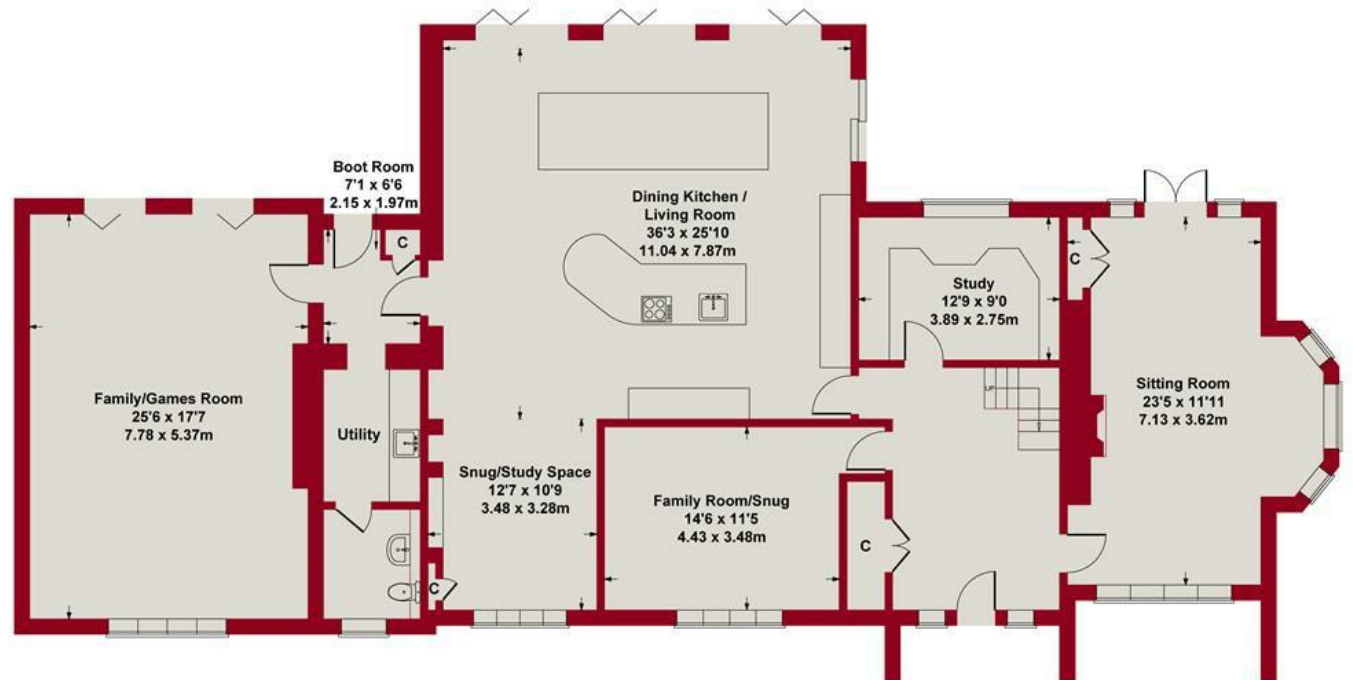
FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND 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		
	77	79
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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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RICS



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers