



9 Cover Drive, Bottesford, Leicestershire,
NG13 0HS

Chain Free £249,995

Tel: 01949 836678

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

- Modern End Townhouse
- Ground Floor Cloak Room
- Southerly Rear Aspect
- Air Source Heat Pump
- No Upward Chain
- 2 Double Bedrooms
- Driveway & Garage
- Contemporary Fixtures & Fittings
- Cul-De-Sac Location
- Viewing Highly Recommended

An excellent opportunity to purchase a contemporary end townhouse originally completed around 2016 by Barratt Homes and has been well maintained by the current Vendor as well as having been thoughtfully upgraded to provide a more efficient home having had the installation of an air source heat pump.

The property benefits from contemporary fixtures and fittings with UPVC double glazing, relatively neutral decoration throughout and comprises an initial enclosed entrance hall which leads through into a pleasant open plan living space with a window to the front. A central lobby provides a useful storage cupboard and ground floor cloakroom and a further open doorway leading through into a full width breakfast kitchen tastefully appointed with a generous range of built in units and integrated appliances. To the first floor there are two double bedrooms and a central bathroom.

As well as the internal accommodation the property occupies a pleasant manageable plot which has been landscaped for low maintenance living, benefitting from a driveway and garage to the side as well as an enclosed south facing garden at the rear.

The property is offered to the market with no upward chain with viewing coming 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 LIGHTS LEADS THROUGH INTO:

INITIAL HALLWAY

3'5" x 3'4" (1.04m x 1.02m)

Having inset mat to the floor and further door leading through into:

OPEN PLAN LIVING ROOM

12'10" x 12'6" (3.91m x 3.81m)

A pleasant space having an aspect to the front; spindle balustrade staircase rising to the first floor landing, double glazed window to the front and a further door leading through into:

INNER LOBBY

3'8" x 3'2" (1.12m x 0.97m)

Having an open doorway leading through into the kitchen; also giving access to a useful under stairs storage cupboard with integrated shelving and cloaks hanging space and a further door into:

GROUND FLOOR CLOAK ROOM

5'3" x 3'3" (1.60m x 0.99m)

Having a two piece contemporary white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; double glazed window to the side.

Returning to the inner lobby an open doorway leads through into:

BREAKFAST KITCHEN

12'10" x 7'11" (3.91m x 2.41m)

Having a southerly aspect into the rear garden with French doors leading out onto a terrace providing a useful outdoor entertaining space. The kitchen is tastefully appointed with a generous range of contemporary wall, base and drawer units with brushed metal fittings and two runs of laminate work surfaces, one with inset sink and drain unit with chrome swan neck mixer tap; integrated appliances include electric ceramic hob with stainless steel chimney hood over and single oven beneath, fridge, freezer and dishwasher; inset downlighters to the ceiling and double glazed French doors with fitted blinds.

RETURNING TO THE OPEN PLAN LIVING ROOM A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors to:

BEDROOM 1

11'2" (plus 2' for wardrobes) x 10' (3.40m (plus 0.61m for wardrobes) x 3.05m)

A double bedroom having an aspect to the front; a run of fitted full height wardrobes, additional built in over stairs storage cupboard and double glazed window.

BEDROOM 2

12'11" x 7'11" (3.94m x 2.41m)

A further double bedroom having a southerly aspect into the rear garden; built in wardrobes, alcove to the side and double glazed window.

BATHROOM

6'6" x 6'3" (1.98m x 1.91m)

Having a three piece contemporary suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; shaver point and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position tucked away in a small close off the main drive, accessed off an initial shared block set area which, in turn, leads to the private driveway of the property and its attached brick built garage with electric door, power and light, storage in the eaves and courtesy door at the side. To the fore of the property is a small forecourt area with paved pathway and established hedging and access to the front door. In addition there is an electric car charger and a pathway which gives access to a courtesy gate at the rear and, in turn, an enclosed south facing rear garden which has been landscaped for low maintenance living; an initial paved terrace leads onto a central artificial lawn with a further paved seating area with an electric retractable canopy and French doors leading into the kitchen. The garden is enclosed in the main by feather edged board fencing.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water, heating is by way of an air source heat pump (information taken from Energy performance certificate and/or vendor).

Development annual service charge for communal areas , is £502.80 at the time of going to market (May 2026)

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>

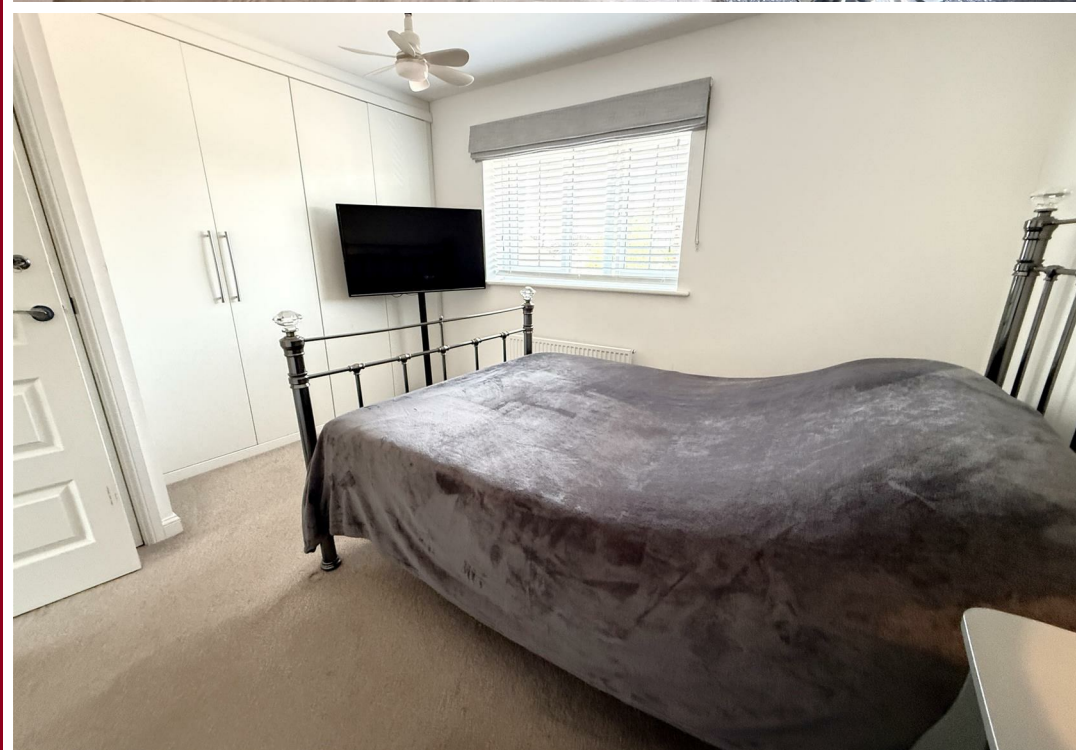
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

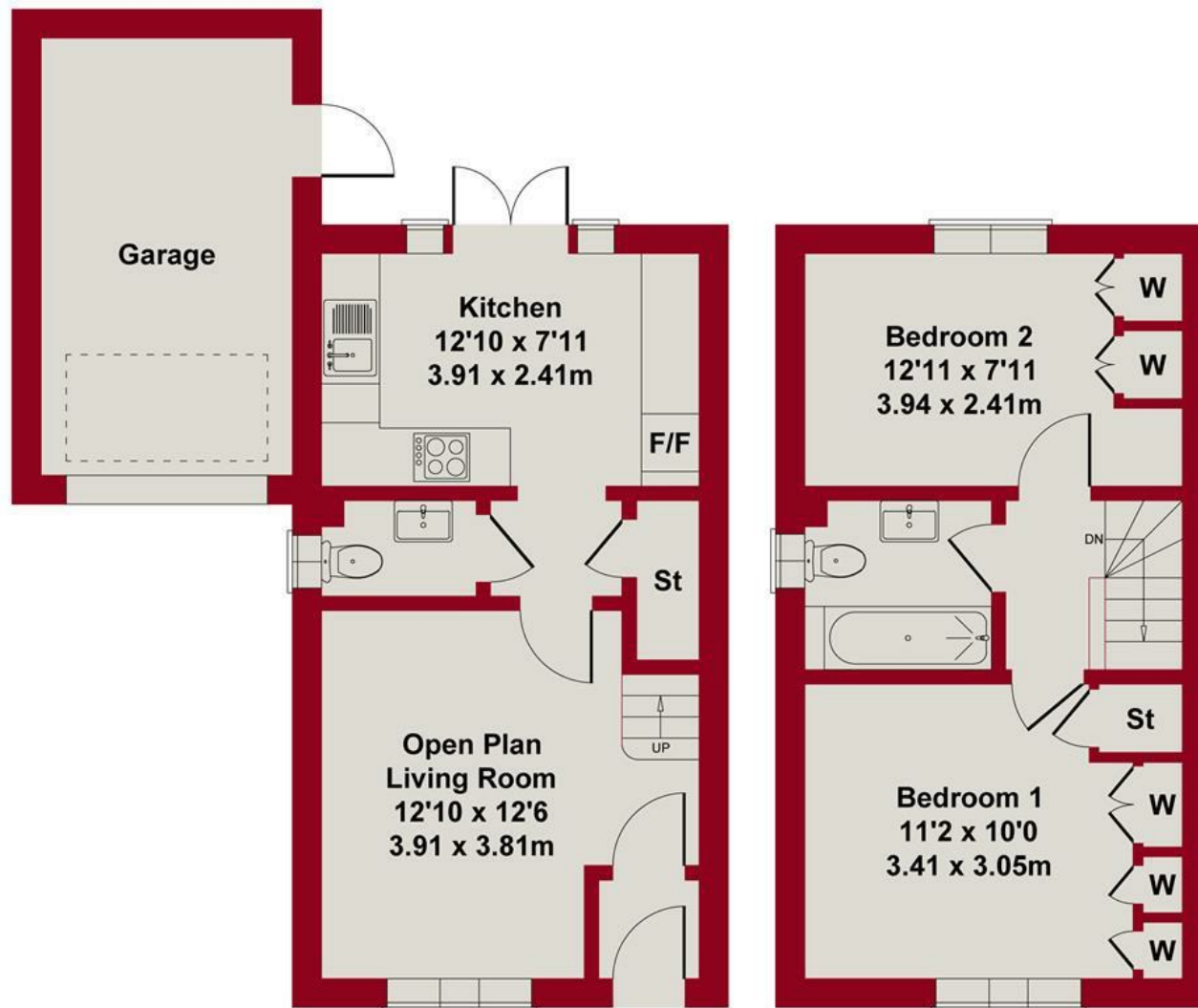
Planning applications:-

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









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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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

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