



**3 Cover Drive, Bottesford, Leicestershire,  
NG13 0HS**

**£525,000**  
Tel: 01949 836678

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An opportunity to purchase a detached, contemporary home, completed in 2016 by the national home builder Barratt Homes, but recently extended to create a versatile layout, boasting three main reception areas, including a fantastic living / dining kitchen with vaulted ceiling and bi-fold doors into the southerly facing rear garden. In addition there are four double bedrooms with fitted wardrobes, the principal room benefitting from ensuite facilities, and separate family bathroom.

The ground floor layout works particularly well, providing three main reception areas including a sitting room with attractive walk in bay window and feature media wall, separate study which is perfect for today's way of home working and a dining / living area leading off the kitchen, which combined, creates a spacious open plan space, which is undoubtedly going to become the heart of the home. In addition there is a useful utility and ground floor cloak room, all leading off a central hallway.

The property offers relatively neutral decoration throughout with UPVC double glazing and gas central heating and occupies a cul-de-sac location. To the side is a tandem length driveway and garage and, to the rear is a south facing rear garden which has been thoughtfully landscaped to provide a large paved terrace leading onto a central lawn with well stocked perimeter borders and range of trees providing a good screen.

Overall this would be a fantastic home, particularly for families either upsizing or relocating into the village and making use of its local schools and 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

11'4" x 7'5" (3.45m x 2.26m)



A pleasant initial entrance vestibule having useful built in storage cupboard, wood grain effect flooring, central heating radiator behind feature cover and spindle balustrade staircase rising to the first floor with useful under stairs alcove beneath.

Further doors leading to:

### **SITTING ROOM**

16' (19' max into bay) x 12' (4.88m (5.79m max into bay) x 3.66m)



A well proportioned reception which links through into the dining area of the kitchen and has a pleasant walk in bay window to the front, central heating radiator and double glazed window and media wall.

A connecting door leads through into:





### OPEN PLAN LIVING / DINING AREA



The main kitchen opens out into the recent addition of a single storey addition, with attractive vaulted ceiling with inset skylights, bi-fold and sliding doors, with a south facing aspect into the garden, flooding this area with light. This room offers a great deal of versatility large enough to accommodate both living and dining and in combination with the kitchen creates a wonderful space that becomes the hub of the home.



### BREAKFAST KITCHEN

16'6" x 11'10" (15'7" max into bay) (5.03m x 3.61m (4.75m max into bay))



A well proportioned, light and airy space, benefitting from a southerly aspect to the rear, comprising a n initial reception area with built in pantry The kitchen is appointed with a generous range of contemporary gloss fronted wall, base and drawer units with chrome fittings having a U shaped configuration o f granite preparation surfaces, undermounted sink and drain unit with chrome swan neck

mixer tap, granite upstands, integrated appliances including AEG five ring gas hob with extractor hood over, AEG double oven beneath, fridge, freezer and dishwasher, inset downlighters to the ceiling, central heating radiator, continuation of the tiled floor and double glazed window overlooking the rear garden.

From the kitchen area an open doorway leads through into:

### UTILITY ROOM

5'2" x 5'4" (1.57m x 1.63m)



Having fitted wall and base units complementing the main kitchen, granite preparation surface and upstands, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler concealed behind kitchen cupboard, central heating radiator and exterior door to the side.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

## GROUND FLOOR CLOAK ROOM

5'6" x 2'10" (1.68m x 0.86m)



Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome tap and central heating radiator.

## STUDY

7'6" x 7'2" (2.29m x 2.18m)



Having an aspect to the front, deep skirting, central heating radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having built in airing cupboard, central heating radiator and access to loft space above.

Further doors leading to:

## BEDROOM 1

12' x 12'8" (including wardrobes) (3.66m x 3.86m (including wardrobes))



A well proportioned double bedroom benefitting from ensuite facilities and having a dual aspect with double glazed window to the front and side, a run of built in wardrobes and central heating radiator.

A further door leads through into:



## ENSUITE SHOWER ROOM

7'7" x 4'8" (2.31m x 1.42m)



Having a suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC, vanity unit with inset washbasin and contemporary towel radiator.

### BEDROOM 2

12' (excl wardrobes) x 10'9" (12'4" into alco (3.66m (excl wardrobes) x 3.28m (3.76m into alco)



A further well proportioned double bedroom having a good level of storage with useful built in over stairs storage cupboard, a separate run of integrated wardrobes, central heating radiator and double glazed window to the front.

### BEDROOM 3

10'4" x 8'9" (3.15m x 2.67m)



A double bedroom having southerly aspect into the rear garden with a run of built in wardrobes, central heating radiator and double glazed window.

### BEDROOM 4

10'2" (inc wardrobes) x 9'10" (3.10m (inc wardrobes) x 3.00m)



A double bedroom overlooking the rear garden with fitted wardrobes, central heating radiator and double glazed window.

### BATHROOM

7' x 5'6" (2.13m x 1.68m)



Having a suite comprising panelled bath with wall

mounted shower mixer over and glass screen, close coupled WC, pedestal washbasin, central heating radiator and double glazed window to the rear.

### EXTERIOR

The property occupies a pleasant position within this now established development set back behind a relatively low maintenance frontage having bark chipping borders with inset shrubs and a pathway leading to the front door. To the side of the property is a Tarmac driveway providing off road car standing for two vehicles and, in turn, leading to the garage. A timber courtesy gate gives access into the rear garden which benefits from a southerly aspect and has undergone a program of landscaping, having a run of established trees on the southerly boundary which create a good screen from surrounding properties, feather edge board fencing, central lawn and established borders well stocked with shrubs. Directly to the rear of the property is a generous terrace which links back into both the dining room and living area of the kitchen creating an excellent outdoor entertaining space.

### GARAGE

21'6" deep x 10'9" (6.55m deep x 3.28m)

A brick built garage having up an over door, power and light and provides useful storage in the eaves with pull down ladder.

### COUNCIL TAX BAND

Melton Borough Council - Band E

### TENURE

Freehold

### ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

We are advised that the management charge for maintenance of the communal areas at the time of instruction (April 2026) is £502.80 per annum.

### 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:-

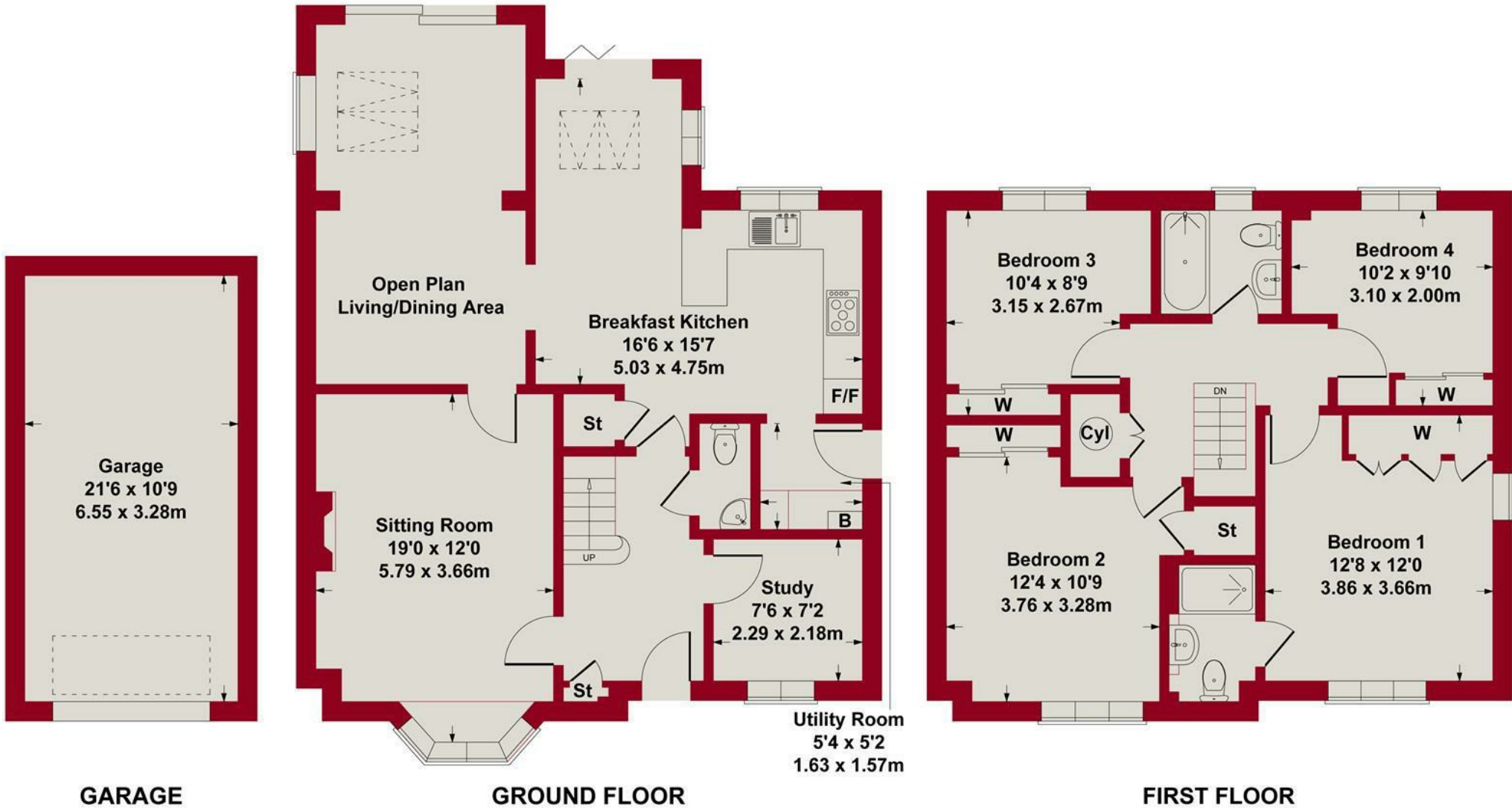
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

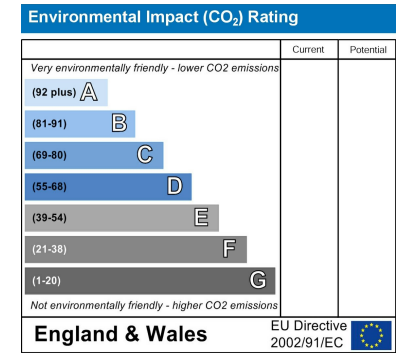
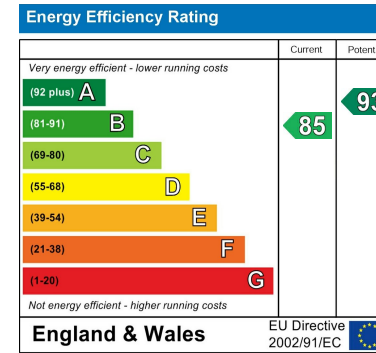
<https://www.gov.uk/search-register-planning-decisions>



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.





*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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