7 Grantham Road, Bottesford, Leicestershire, NG13 0DF

Offers Over £600,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Home
- In The Region Of 2,300 Sq.Ft.
- 3 Bathrooms/Ensuites
- Ground Floor Cloak Room & Utility
- Planning Permission For Garage Granted
- Completed In 2023
- 4 Double Bedrooms
- Open Plan Dining Kitchen
- Considerable Level Of Off Road Parking
- Heart Of The Village Location

A fantastic opportunity to purchase an individual detached home completed by Elms Developments as part of the former Red Lion Scheme. The property has been finished to a high specification having been designed with a great deal of thought and attention to detail to combine both traditional and modern elements which begin with its attractive brick elevations beneath a pantiled roof, attractive double glazed casement windows with stone sills finished in heritage style colours, cottage style rainwater goods and a central, rosemary tiled, oak from porch which creates an aesthetically pleasing facade which blends well with the adjacent Grade II listed conversions.

The property offers a deceptive level of accommodation lying in the region of 2,300 sq.ft., spanning three floors and boasting four double bedrooms and three bath/shower rooms as well as an impressive master suite which offers a walk through dressing room and attractive double bedroom with high, vaulted ceiling, and ensuite facilities. A further impressive suite lies on the second floor, having attractive pitched ceilings and an adjacent shower room, making it ideal for teenagers.

To the ground floor, leading off a central hallway, is an impressive open plan kitchen tastefully appointed with a generous range of units finished in heritage style colours with integrated appliances and useful boot room/utility off. An L shaped lounge provides a light and airy space benefitting from windows to three elevations. A ground floor cloak room also leads off the main entrance hall.

The property is tastefully presented throughout, with neutral decoration and benefitting from contemporary fixtures and fittings, having deep skirtings, underfloor heating to the ground floor.

As well as the internal accommodation the property occupies a landscaped plot designed for relatively low maintenance living and is approached via a gated access onto what is a substantial level of off road parking. In turn there are levelled gardens with low maintenance artificial lawns and paved terraces providing a versatile outdoor space with an east to west aspect.

The property affords a fantastic central village location literally yards from the wealth of amenities of this highly regarded and well served Vale of Belvoir village, perfect for a wide range of prospective purchasers including professional couples, young families making use of the local schools or even those potentially downsizing from considerably larger dwellings but still looking for a well proportioned unique home on a relatively low maintenance plot.

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 ATTRACTIVE OAK FRAMED ROSEMARY TILED STORM PORCH LEADS TO A DOUBLE GLAZED ENTRANCE DOOR AND, IN TURN, INTO:

MAIN ENTRANCE HALL

18'8" x 3'10" (5.69m x 1.17m)

Having contemporary deep skirtings and architraves, central staircase rising to the first floor, inset downlighters to the ceiling, double glazed window to the front and further engineered oak doors leadings to:

SITTING ROOM

25'5" max x 15'6" max (7.75m max x 4.72m max)

A particularly well proportioned light and airy main reception which benefits from a dual aspect, the focal point to the room being a chimney breast with inset solid fuel stove, raised stone hearth and oak mantel over. The room having deep skirtings, inset downlighters to the ceiling. The room is of generous proportions and would be large enough to accommodate both a living and dining or even study space at the rear and having windows to both the front and rear aspects.

GROUND FLOOR CLOAK ROOM

Having a contemporary two piece suite comprising WC set in a vanity surround and separate vanity unit with inset washbasin, chrome mixer tap, tiled splash backs.

OPEN PLAN LIVING/DINING KITCHEN

20'4" x 15'7" (6.20m x 4.75m)

Again a well proportioned space, flooded with light benefitting from windows to three elevations including French doors leading out into the garden. The kitchen is tastefully appointed with a generous range of wall base and drawer units finished in heritage style colours with quartz preparation surfaces and including a central island unit with integral breakfast bar providing informal dining as well as an excellent working area ideal for the keen cook. The main run of work surface has an undermounted sink unit with chrome swan neck mixer tap, integrated boiling tap and quartz upstands. Integrated appliances include Bosch induction hob, Bosch oven and combination microwave, fridge, freezer, dishwasher, pull out recycling drawer and wine cooler.

A further door leads through into:

UTILITY ROOM
10'4" max x 6' (3.15m max x 1.83m)
Having a fitted base unit with quartz work surface over, having inset round bowl sink and chrome mixer tap, space to the side designed for double stack washing machine and dryer with storage cupboard over, built in cupboard housing the pressurised hot water system, electrical consumer unit and under floor heating manifolds, window to the side and exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having double glazed window to the rear, inset downlighters to the ceiling and further doors leading to:

MASTER SUITE
A fantastic well proportioned space giving around 300 sq.ft. of floor area comprising initial walk through dressing room with ensuite facilities off and, in turn, a double bedroom.

BEDROOM 1
15'9" x 11'2" (4.80m x 3.40m)
The bedroom offers a stunning, full height, vaulted ceiling creating a feeling of space with deep skirtings, inset downlighters to the ceiling and a dual aspect with double glazed windows to the front and side.

DRESSING ROOM
10'8" x 8'3" (3.25m x 2.51m)
From the dressing area a door leads through into:

ENSUITE SHOWER ROOM
8'4" x 4'7" (2.54m x 1.40m)
Having a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC set in a vanity surround and separate vanity unit with inset washbasin, chrome mixer tap, tiled splash backs and wall mounted mirror and double glazed window.

BEDROOM 3
15'7" x 9'9" (4.75m x 2.97m)
A further double bedroom having inset downlighters to the ceiling and double glazed window to the front.

BEDROOM 4
11'10" x 9' (3.61m x 2.74m)
Again a double bedroom having aspect to the front with inset downlighters to the ceiling and double glazed window.

1ST FLOOR BATHROOM
11'9" x 6'2" (12' max into shower enclosure) (3.58m x 1.88m (3.66m max into shower enclosure))
An L shaped well proportioned family bath/shower room having a contemporary suite comprising panelled double ended bath with central mounted mixer tap, separate double length shower enclosure with glass screen and wall mounted shower mixer with integrated shower handset and rainwater rose over, WC set in a vanity surround and separate vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window.

RETURNING TO THE FIRST FLOOR LANDING A CONTEMPORARY GLASS AND OAK STAIRCASE RISES TO:

INITIAL SECOND FLOOR LANDING AREA
13' x 5'10" (3.96m x 1.78m)
Having pitched ceiling and further doors, in turn, leading to:

BEDROOM 2
19'2" excluding alcove x 15'7" to eaves (5.84m excluding alcove x 4.75m to eaves)
A well proportioned double bedroom having an attractive part pitched ceiling with inset downlighters, skylights to the front with a delightful aspect into the village, useful alcove and deep skirtings.

2ND FLOOR SHOWER ROOM
12'5" max to eaves x 6' max (3.78m max to eaves x 1.83m max)
Tastefully appointed with a contemporary suite which comprises double length shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, WC set in a vanity surround and separate vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, part pitched ceiling with inset skylight and attractive views into the village.

EXTERIOR
The property occupies a fantastic central location right at the heart of this well regarded Vale village, positioned within easy walking distance of the wealth of amenities and services. The property occupies a plot which has been landscaped for relatively low maintenance living, having garden areas to three sides, and is approached via a pair of gates onto which is a substantial stone chipping driveway providing a considerable level of off road parking. There is space for a garage and planning permission has been granted (full details available in Melton Borough Council's Planning Portal under ref 24/01109/FULHH). A block set central pathway/turning area leads to the main entrance door either side of which are landscaped gardens with paved terraces and an east to westerly aspect, artificial lawn with block set edging and bark chipping borders with inset shrubs. The gardens continue to both the side and rear of the property providing a pleasant outdoor space which is easily managed, the rear garden also housing the air source heat pump.

COUNCIL TAX BAND
Melton Borough Council - Band E

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains electric, drainage and water, heating is provided by an air source heat pump (information taken from Energy performance certificate and/or vendor).
We understand there is a 10 year warranty with the remaining balance from completion (2023)
The property is situated within the village conservation area.

PLANNING PERMISSION
Planning Permission has been granted for a garage. Details can be found in Melton Borough Council's Planning Portal under reference 24/01109/FULHH.

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.

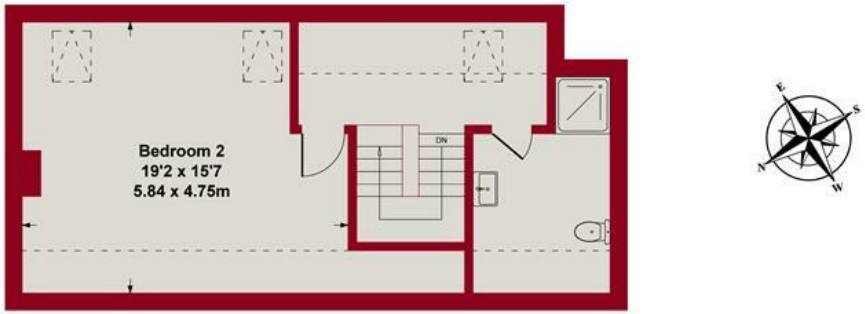
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

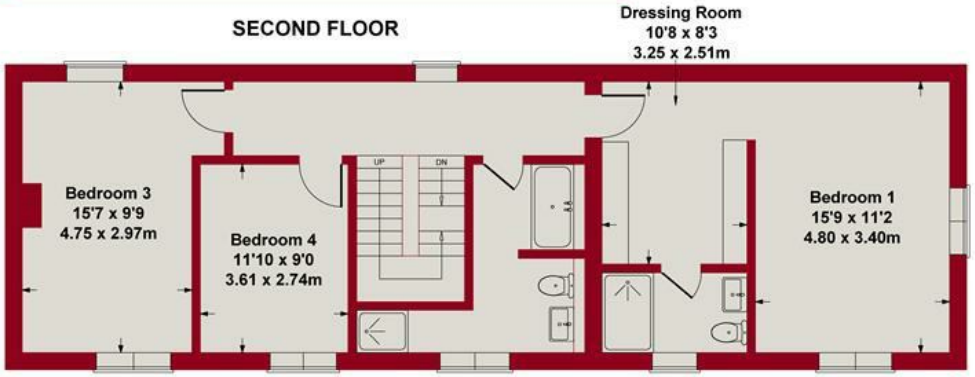
Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

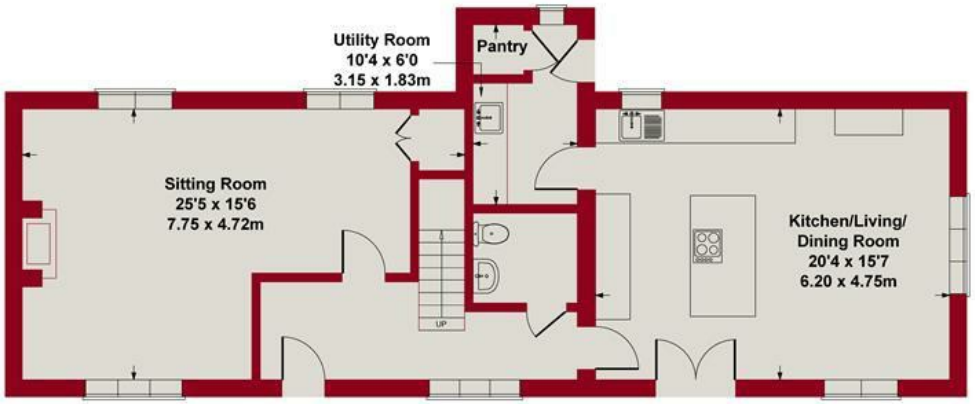
Planning applications:-
https://www.gov.uk/search-register-planning-decisions



SECOND FLOOR



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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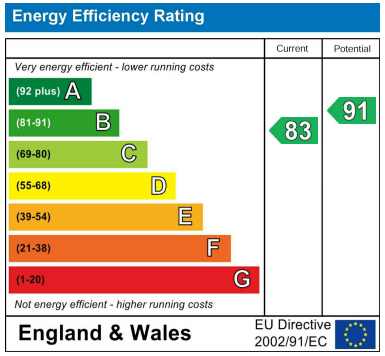

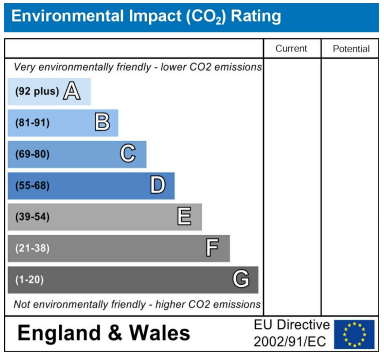

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RICS

The Property Ombudsman

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