

15 Palmer Avenue, Bottesford, Leicestershire,
NG13 0GU

Chain Free £289,950

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Semi Detached Home
- 3 Bedrooms
- Ground Floor Cloak Room
- Tandem Length Driveway
- No Upward Chain
- Completed Around 2021
- Open Plan Dining Kitchen
- Ensuite & Main Bathroom
- Enclosed Rear Garden
- Viewing Highly Recommended

A tastefully presented semi detached contemporary home originally completed by Miller Homes around 2021 to a well thought out design which offers accommodation approaching 960 sq.ft. finished with modern fixtures and fittings and tastefully decorated by the current vendors to provide a well placed home that's likely to appeal to a wide audience.

The accommodation comprises an initial entrance hall with ground floor cloak room off, a pleasant sitting room and an open plan dining kitchen running the full width of the property which benefits from access out into the rear garden. The space is large enough to accommodate both living and dining and is open plan to a well appointed kitchen with integrated appliances. To the first floor leading off a central landing are three bedrooms, the principle of which benefits from ensuite facilities, and a separate contemporary bathroom.

In addition the property occupies a pleasant level plot with a small forecourt frontage with inset shrubs and a tandem length driveway providing off road car standing and access into an enclosed rear garden which has been landscaped with an initial seating area leading onto a central lawn with raised borders with established shrubs.

In addition the property benefits from UPVC double glazing and gas central heating. The property is offered to the market with no upward chain and 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 WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16'6" x 6'10" max into stairwell (5.03m x 2.08m max into stairwell)
A well proportioned space having spindle balustrade turning staircase rising to the first floor landing and further doors leading to:

GROUND FLOOR CLOAK ROOM

7' x 3'2" (2.13m x 0.97m)
Having a modern two piece suite comprising close coupled WC and pedestal washbasin and window to the front.

SITTING ROOM

15'5" x 10'4" (4.70m x 3.15m)
A well proportioned reception having an aspect to the front.

OPEN PLAN DINING KITCHEN

17'6" x 11'4" (5.33m x 3.45m)
A well proportioned open plan dining kitchen which benefits from access out into the rear garden, having an initial reception area large enough to accommodate a dining table with useful under stairs storage cupboard and French doors to the rear. This area is in turn open plan to the kitchen which is tastefully appointed with a generous range of wall, base and drawer units finished in heritage style colours with contemporary black door furniture; a U shaped configuration of preparation surfaces provides a good working area with inset stainless steel sink and drain unit with chrome mixer tap; integrated appliances including Zanussi fan assisted oven, four ring stainless steel finish gas hob with splash back and chimney hood over, fridge, freezer, dishwasher and washing machine; additional window overlooking the rear garden.

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

FIRST FLOOR LANDING

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

BEDROOM 1

14'2" max into alcove x 11'2" (4.32m max into alcove x 3.40m)
A well proportioned double bedroom benefitting from ensuite facilities; having an aspect to the front with elevated views across to the pretty church spire. A further door leads through into:

ENSUITE SHOWER ROOM

7'6" x 4'11" (2.29m x 1.50m)
Having a contemporary three piece suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin with tiled splash backs; contemporary towel radiator and window to the front.

BEDROOM 2

10'8" x 8'11" (3.25m x 2.72m)
Although currently utilised as a dressing room would provide a further double bedroom overlooking the rear garden.

BEDROOM 3
9' x 6'7" (2.74m x 2.01m)
Currently utilised as a first floor office but would make a further single bedroom having a pleasant aspect into the rear garden.

BATHROOM
6'8" x 6'3" (2.03m x 1.91m)
Having a contemporary three piece white suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer and glass screen, close coupled WC and half pedestal washbasin; contemporary towel radiator and ceiling extractor.

EXTERIOR
The property occupies a pleasant landscaped plot close to the heart of this now established development, set back from the road behind an open plan frontage with well stocked borders and pathway leading to the front door. To the side of the property is a tarmacadam driveway providing off road car standing for two vehicles and a timber courtesy gate giving access into an enclosed rear garden which has been tastefully landscaped with an initial paved terrace leading onto a central lawn, raised sleeper edged borders at the foot well stocked with a range of trees and shrubs and enclosed in the main by feather edged board fencing.

COUNCIL TAX BAND
Melton Borough Council - Band B

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).
Please note that there is an estate management charge of £251.66 per annum (figures stated at time of instruction (June 2026) but may be subject to change). This is for the maintenance of communal areas of the development.

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
























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GROUND FLOOR **FIRST FLOOR**

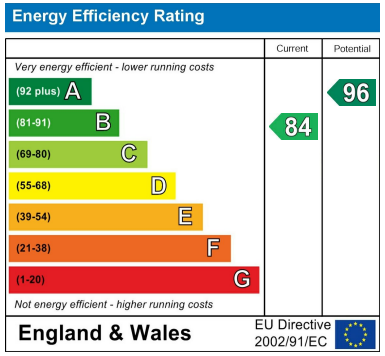
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

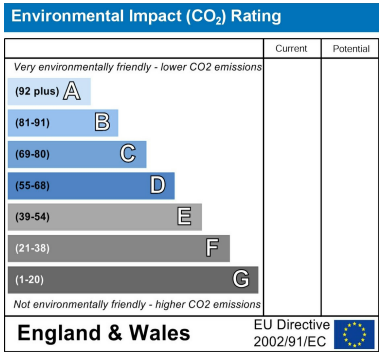
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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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

RICS
The Property Ombudsman

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