



4 High Street, Bottesford, Leicestershire,  
NG13 0AA

£275,000

Tel: 01949 836678

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

- 3 Storey Period Townhouse
- 3 Bedrooms
- Enclosed Garden At Rear
- Heart Of The Village Location
- Highly Regarded Vale Village
- Accommodation In Region Of 1,150 Sq.Ft.
- Open Plan Dining Kitchen
- Garage With Room Above
- Grade II Listed
- Viewing Highly Recommended

A really interesting opportunity to purchase a delightful, deceptive, Grade II listed, three storey period townhouse which offers a deceptive level of internal accommodation lying in the region of 1,150 sq.ft., tastefully refurbished throughout and offering a convenient location right at the heart of this highly regarded Vale of Belvoir village. The property also unexpectedly benefits from a private garden at the rear, off road parking and garage with potential office/studio space above.

This is a really unique home, large enough to accommodate families but will probably appeal to single or professional couples or even potentially those downsizing from larger dwellings and looking for a character home literally yards from local amenities.

The property offers three bedrooms spanning the top two floors and a beautifully appointed shower room updated with contemporary fixtures and fittings. To the ground floor, accessed off an initial entrance hall, is a pleasant sitting room with feature fireplace and an open plan dining kitchen appointed with a generous range of integrated units providing a good level of working space. Accessed off the kitchen is an initial small courtyard garden but with the benefit of an additional garden a few yards away which offers a good degree of privacy being well stocked with established shrubs and incorporating a brick built garage. The garage provides secure parking or workshop space with a separately accessed room above which, subject to any necessary consents, would make an excellent home office, studio or storage space.

Overall viewing is the only way to truly 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 PERIOD STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

13'10" x 5'3" (4.22m x 1.60m)

Having an attractive spindle balustrade staircase rising to the first floor landing with useful

under stairs alcove beneath which benefits from a built low level storage cupboard as well as cloaks hanging space; deep skirtings and a cottage latch door leading through into:

### **OPEN PLAN DINING KITCHEN**

19'5" x 11'8" (5.92m x 3.56m)

A well proportioned open plan everyday living/entertaining space large enough to accommodate a generous dining table and which is open plan to the kitchen. The kitchen is fitted with a generous range of wall, base and drawer units with under unit lighting; full height larder unit designed to incorporate a fridge and freezer unit; two runs of butchers block preparation surfaces, one with inset ceramic sink and drain unit, articulated mixer tap and tiled splash backs; plumbing for washing machine and dishwasher, attractive free standing electric Rangemaster stove, exposed beams to the ceiling, double glazed window and exterior door to the rear.

From the kitchen a multi paned door leads through into:

### **SITTING ROOM**

14' x 10'9" (4.27m x 3.28m)

A pleasant main reception the feature of which is a chimney breast with inset coal effect gas stove with a stone hearth; alcoves to the side, exposed beam to the ceiling, deep skirtings and sealed unit double glazed sash window to the front elevation.

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

### **FIRST FLOOR SPLIT LEVEL HALF LANDING**

Having a double glazed sash window to the front and further stripped pine door leading through into:

### **BEDROOM 1**

14' x 11' into alcove (4.27m x 3.35m into alcove)

A well proportioned double bedroom having chimney breast with alcoves to the side, coved ceiling, deep pine skirting and double glazed sash window to the front.

Returning to the initial landing two steps lead into and:

### **INNER LANDING**

Having further stripped pine doors leading to:

### **BEDROOM 3**

11'4" x 8' (initial corridor 6'3" x 4'4") (3.45m x 2.44m (initial corridor 1.91m x 1.32m))

An interesting L shaped room having an initial walk through corridor area which opens out into the main bedroom. The room has a range of built in wardrobes and overhead storage cupboards one of which houses the gas central heating boiler, part pitched ceiling and double glazed window to the rear.

## SHOWER ROOM

11' x 7' (3.35m x 2.13m)

Tastefully appointed having been thoughtfully modernised with an up to date suite with a traditional, heritage style, design having large double width shower enclosure with initial drying area, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over; vanity unit providing a good level of storage, RNK ceramics WC with concealed cistern and polished quartz vanity surface over with inset washbasin with chrome mixer tap and tiled splash backs; deep skirtings, tiled floor, chrome contemporary towel radiator, part pitched ceiling with inset downlighters and double glazed window to the rear.

RETURNING TO THE INITIAL HALF LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO:

## SPLIT LEVEL LANDING AREA

Having built in storage cupboard, shelved alcove to the side and a further staircase rising to:

## SECOND FLOOR

Having a built in cupboard and a further door into:

## BEDROOM 2

12'2" to purlins x 10'10" into alcove (3.71m to purlins x 3.30m into alcove)

A double bedroom having pitched ceiling with exposed timber purlin, access to under eaves storage, deep pine skirtings and double glazed window.

## EXTERIOR

The property occupies a fantastic central village location close to amenities, fronting the high street with on road parking available to the front. To the rear of the property is an initial enclosed courtyard garden bordered by brick walls with a hard standing area providing a westerly facing terrace with outside tap, exterior lighting and door leading through into the kitchen. A further pathway gives access to a deceptive and unexpected enclosed garden at the rear which offers a good degree of privacy considering its central village location and also encompasses a brick built garage that provides secure off road parking or workshop space with an additional studio/work room above. The garden is landscaped for relatively low maintenance living with paved seating areas, established borders with a range of trees and shrubs and offering a westerly aspect to the side. Also located within the garden is a useful aluminium framed greenhouse and canopied storage area. The garden is enclosed by brick walls, feather edged board fencing and established hedging.

## GARAGE

21'5" x 11' (6.53m x 3.35m)

Having up and over door, power and light, inspection pit, window and courtesy door to the side; providing secure parking or workshop space. The property is in ownership of the driveway that leads off Queens Street, but we understand it does give rights of way to neighbouring dwellings.

## POTENTIAL STUDIO/OFFICE

16'2" max x 11' max (4.93m max x 3.35m max)

Previously utilised as a workshop but potentially providing an additional 176 sq.ft. of accommodation which, subject to any necessary consents, would be ideal as a home office or studio situated within yards of, but away from, the main house.

## COUNCIL TAX BAND

Melton Borough Council - Band B

## 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).

The property is Grade II listed (Historic England listing 1360862) and also lies within the village conservation area.

We are aware there is planning permission granted on the opposing side of the road, for a single detached "self build" bungalow. Further details can be found on Melton BC planning portal. Ref:- 24/00815/FUL

Although the High Street was subject to surface water flooding in January 2025. We understand from the vendor that the property did NOT experience flooding and also major steps have been taken to help alleviate this happening in the future.

The property owns the driveway at the rear but gives a pedestrian right of way to a neighbouring property at the rear. In addition the neighbouring property (Veterinary surgery) owns a parking space to the left of the initial drive entrance.

## 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>

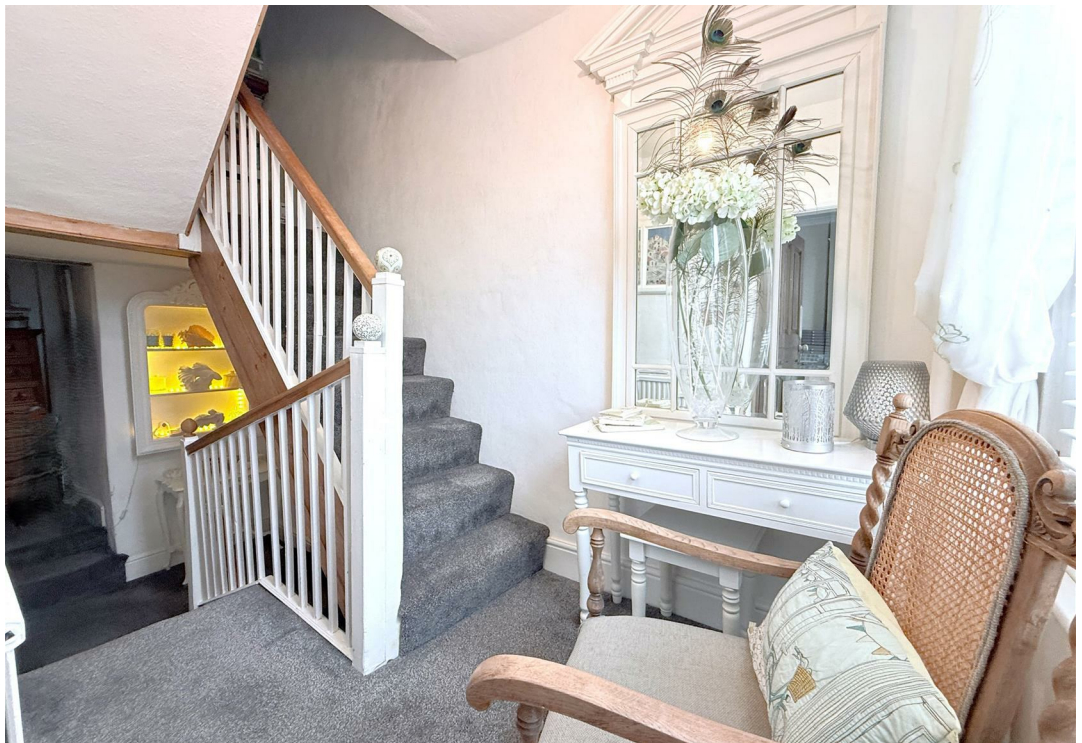
Radon Gas:-  
<https://www.ukradon.org/information/ukmaps>

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

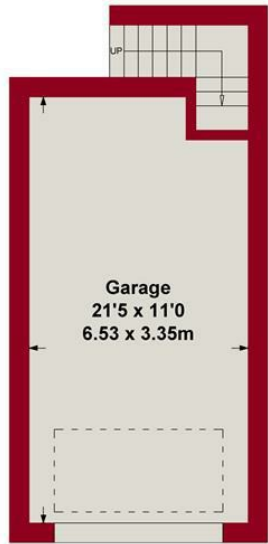
Planning applications:-

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





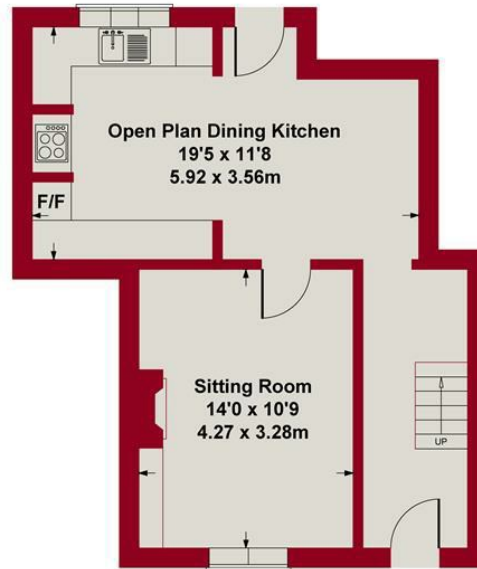




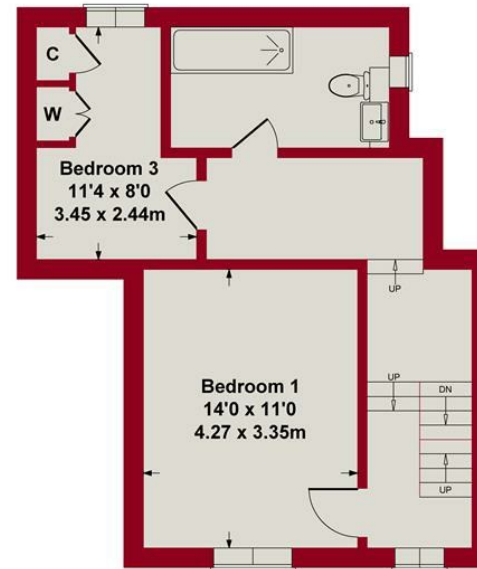
**GARAGE GROUND FLOOR**



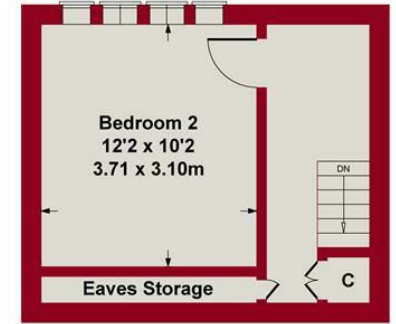
**GARAGE FIRST FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

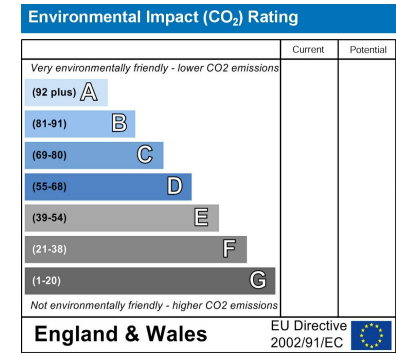
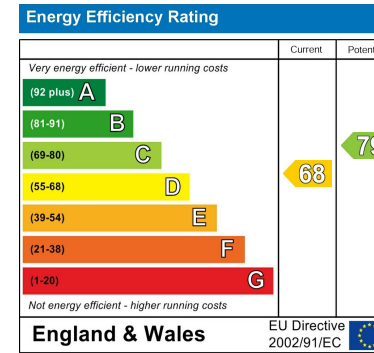


**SECOND FLOOR**

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



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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers