



8 Albert Street, Bottesford, Leicestershire,  
NG13 0AJ

£249,000  
Tel: 01949 836678

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

An excellent opportunity to purchase a traditional semi detached period cottage located right at the heart of the village, literally yards from the wealth of local amenities.

The property offers accommodation comprising well proportioned entrance hall which leads through into a pleasant sitting room with chimney breast and feature fireplace, exposed beams to the ceiling and aspect to the front. There is a fitted breakfast kitchen with access out into the rear garden, as well as ground floor bathroom. To the first floor there are two double bedrooms.

The property occupies a pleasant plot with ample off road parking to the front, brick built garage and low maintenance courtyard style garden at the rear.

The property benefits from UPVC double glazing, recently upgraded gas central heating and relatively neutral decoration throughout.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 ENTRANCE DOOR GIVES ACCESS THROUGH INTO:

### ENTRANCE HALL

10'10 x 8'5 max (3.30m x 2.57m max)



A well proportioned L shaped entrance hall having window to the side elevation, central heating radiator, under stairs storage and door to:

### BREAKFAST KITCHEN

15'1 x 8'4 (4.60m x 2.54m)



Fitted with a generous range of modern wall, base and drawer units, laminate preparation surfaces with inset

stainless steel one and a third bowl sink and drainer unit, tiled splashbacks, space for free standing electric cooker with chimney hood over, plumbing for washing machine, central heating radiator, Upgraded wall mounted Worcester Bosh gas central heating boiler, UPVC double glazed window to the rear and exterior door into the garden.

### SITTING ROOM

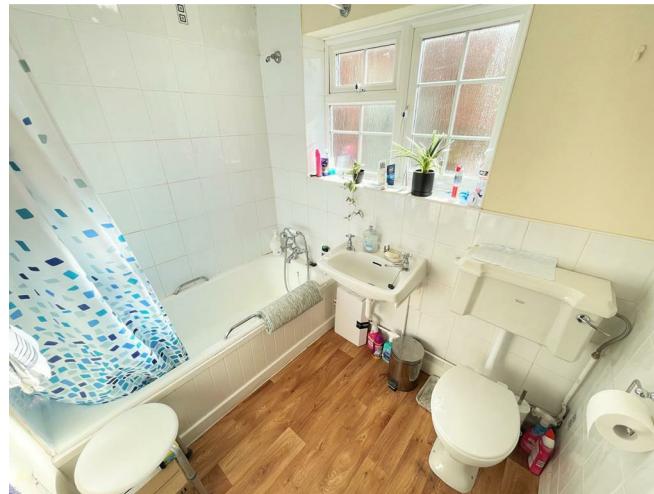
11'7 x 10'11 (3.53m x 3.33m)



Having chimney breast with period style fire surround and mantel, inset cast iron fireplace with tiled inserts and hearth, alcoves to the side, exposed beams to the ceiling, central heating radiator and UPVC double glazed window to the front. Having chimney breast with period style fire surround and mantel, inset cast iron fireplace with tiled inserts and hearth, alcoves to the side, exposed beams to the ceiling, central heating radiator and UPVC double glazed window to the front.

## BATHROOM

7'7 x 5'7 (2.31m x 1.70m)



Having panelled bath with chrome mixer tap and integral shower handset, wall mounted wash basin, wc, central heating radiator and UPVC double glazed window to the side.

FROM THE ENTRANCE HALL A STAIRCASE RISES TO THE:

## FIRST FLOOR LANDING

10'6 x 2'8 (3.20m x 0.81m)

Having doors to:

## BEDROOM 1

13'1 x 7'11 (3.99m x 2.41m)



Having aspect into the rear garden, built in storage cupboards, central heating radiator and UPVC double glazed window.

## BEDROOM 2

13'5 x 7'11 (4.09m x 2.41m)



Again a double bedroom having aspect to the front, built in storage cupboards, central heating radiator and UPVC double glazed window.

## EXTERIOR

The property is set back from the road behind timber fence and mature hedged frontage with open gateway leading on to a tarmac driveway providing ample off road parking and leads to a brick built:

## GARAGE

17'11 max x 13'1 max (5.46m max x 3.99m max)

A generous single garage with double timber doors and courtesy door at the rear.

## REAR GARDEN



To the rear is an enclosed courtyard style garden providing a low maintenance outdoor space, with a good degree of privacy. In the main paved with low maintenance gravelled boarders with established shrubs, enclosed by brick walls and courtesy gate returning to the driveway.

## COUNCIL TAX BAND

Melton Borough Council - Tax Band B.

## TENURE

Freehold.

## ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies within the conservation area.

## **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:-

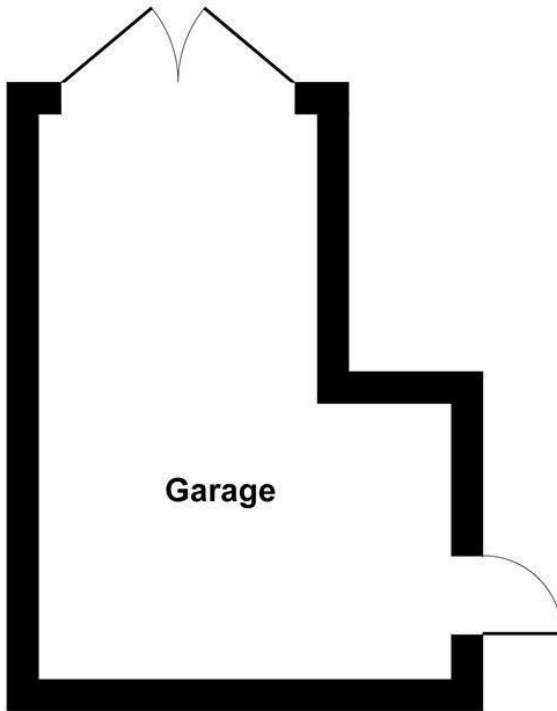
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

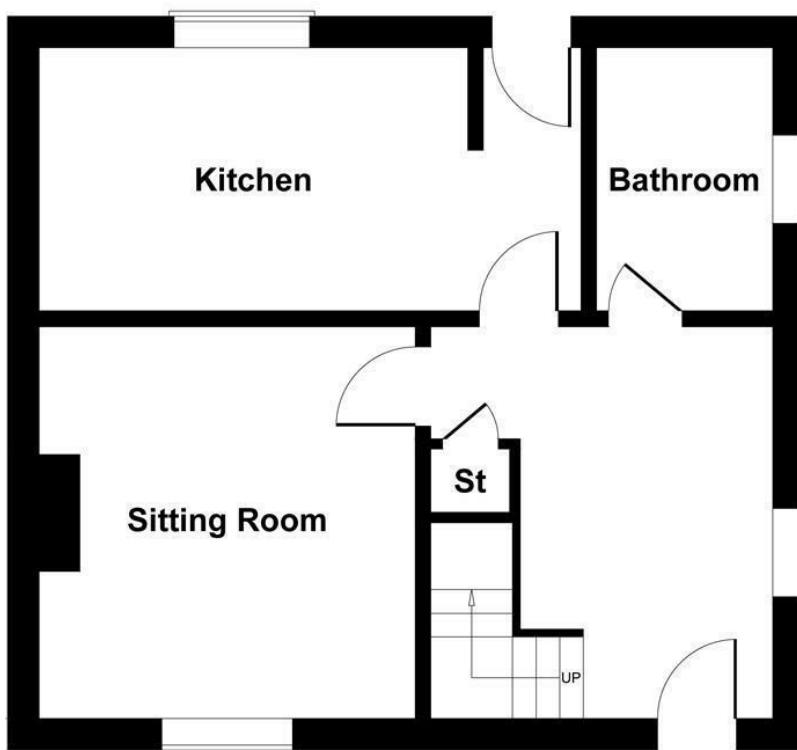
<https://reports.ofsted.gov.uk/>

Planning applications:-

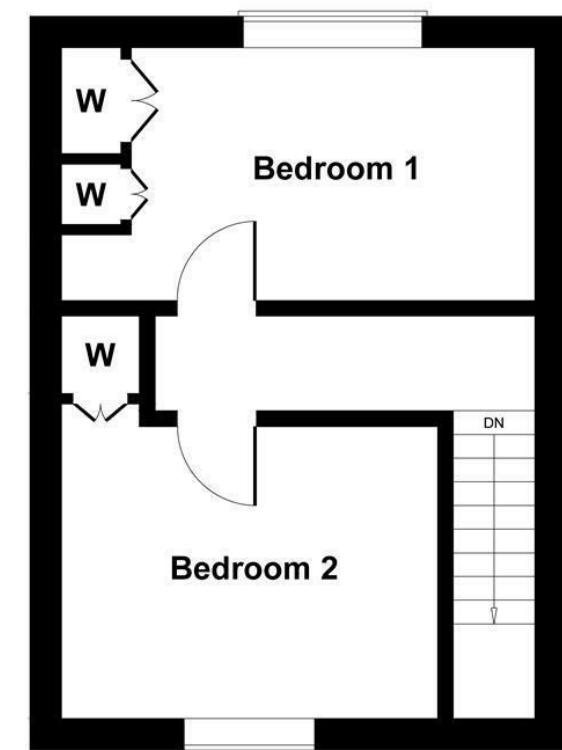
<https://www.gov.uk/search-register-planning-decisions>



**GARAGE**



**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.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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.

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