



**6 Keel Drive, Bottesford, Leicestershire,
NG13 0BN**

£280,000
Tel: 01949 836678

**RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a traditional semi detached home occupying a corner plot at the entrance to this established development affording a pleasant aspect across to a central green, having gardens running to three sides, the main gardens benefitting from a south to westerly aspect.

The property offers a versatile level of accommodation providing two main reception areas as well as a conservatory which currently provides a dining room leading off the kitchen. The main reception offers two large picture windows and is large enough to accommodate both living and dining area with study/breakfast room off. In addition to the entrance there is a second separate entrance via a sun room to rear which also provides an additional seating area overlooking the garden. To the first floor there are three bedrooms and bathroom, the main bedroom benefitting from a dual aspect and feature fireplace.

The property offers UPVC double glazing, gas central heating and 4.5kw solar panel system and although requiring some cosmetic updating has a great deal of potential to place your own mark on a property.

As well as the main accommodation the property provides a pleasant corner plot with an open aspect to the front, gardens running to three sides including a covered timber seating area which provides a good outdoor entertaining space and, to the rear of the garden, there is a generous driveway providing off road parking for up to three vehicles and a detached, brick built garage/workshop.

The property is well sited within easy walking distance of the heart of the village with its wealth of amenities and services with viewing coming 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 OPEN FRONTED PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT AND, IN TURN, THE:

MAIN ENTRANCE HALL

14'4" x 7' (4.37m x 2.13m)



Having a built in cloaks cupboard, central heating radiator, coved ceiling, staircase rising to first floor landing with under stairs storage cupboard beneath and single glazed window into a sun room.

From the entrance a multi paned door leads through into:



MAIN LIVING ROOM

25'11" into alcove x 11' (7.90m into alcove x 3.35m)



A well proportioned reception flooded with light having two large double glazed picture windows to the front. The room would be large enough to accommodate both a living and dining area if required, the focal point to the room being feature stone faced fireplace with raised hearth, inset gas coal effect fire and arched alcoves to the side. The room having central heating radiator and deep skirting.

A further multi paned door leads through into:



STUDY

8'11" x 7' (2.72m x 2.13m)



KITCHEN

16'8" x 8'7" (5.08m x 2.62m)



A versatile room which would accommodate a small breakfast area but is ideal as a home office having walk in pantry, central heating radiator and double glazed exterior door.

A further multi paned door leads through into:



A well proportioned space which links through into a sun room as well as a conservatory at the rear creating a versatile everyday space. The kitchen is fitted with a generous range of wall, base and drawer units, having two runs of laminate preparation surfaces, one with inset 1 3/4 bowl stainless steel sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including oven and grill and four ring gas hob, plumbing for washing machine and dishwasher. central heating radiator, cupboard housing central heating boiler and double glazed window to the side.

A pair of double glazed French doors lead through into:



CONSERVATORY
10'3" 8'9" (3.12m 2.67m)



A useful addition to the property providing a further reception space currently utilised as formal dining room with access out into the rear garden having wood effect laminate flooring, double glazed side lights with opening top lights, pitched polycarbonate roof and French doors.

RETURNING TO THE KITCHEN A GLAZED DOOR LEADS THROUGH INTO:

SUN ROOM
11'3" x 6'8" (3.43m x 2.03m)



A useful space currently utilised as an additional small seating area having tiled floor, external door to the side and double glazed French doors leading to the rear patio.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:



FIRST FLOOR LANDING



Having double glazed window to the rear and access to loft space above which is insulated and boarded throughout and houses the solar panel control unit.

Further doors leading to:



BEDROOM 1

13'11" x 10'10" (4.24m x 3.30m)



A well proportioned double bedroom which benefits from a dual aspect having double glazed windows to the front and side, the focal point to the room being chimney breast with period style fire surround and mantel and inset cast iron fireplace with living flame gas fire, alcove to the side, central heating radiator and coved ceiling.



BEDROOM 2

12'6" x 10'11" (3.81m x 3.33m)



A further double bedroom having aspect to the front, built in airing cupboard which houses the dual solar and central heating hot water cylinder, central heating radiator and double glazed window.

BEDROOM 3

10'3" including cupboard x 6'11" (3.12m including cupboard x 2.11m)



Ideal as a child's single bedroom having aspect to the rear

with central heating radiator, built in storage cupboard and double glazed window.

BATHROOM

6'10" x 5'5" (2.08m x 1.65m)



Having suite comprising enameled bath with chrome mixer tap and integral shower handset, additional electric Mira Sport shower over, WC and washbasin with tiled splash backs, central heating radiator and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant corner plot, relatively generous by modern standards having a pleasant aspect across to a central green with gardens running to three sides. The frontage is mainly laid to lawn having well stocked perimeter borders with established trees and shrubs and enclosed by picket fencing. A courtesy gate leads onto a pathway which continues to a further gate to the side of the property where there is an additional garden area, again well stocked with established shrubs and access to the main entrance door. The garden wraps around to the rear of the property encompassing a useful open side summer house providing an ideal outdoor entertaining space, again with central lawn, well stocked perimeter borders and timber courtesy gate at the rear which gives access onto a driveway providing a generous level of off road parking as well as a detached garage.





GARAGE

16'4" x 15'6" (4.98m x 4.72m)



A detached brick built garage having electric up and over sectional door, power and light and courtesy door to the side.

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 has solar panels installed which we understand are owned by the vendors (i.e. NOT on a lease scheme).

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:-

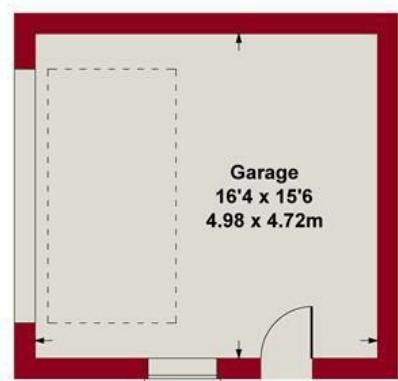
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

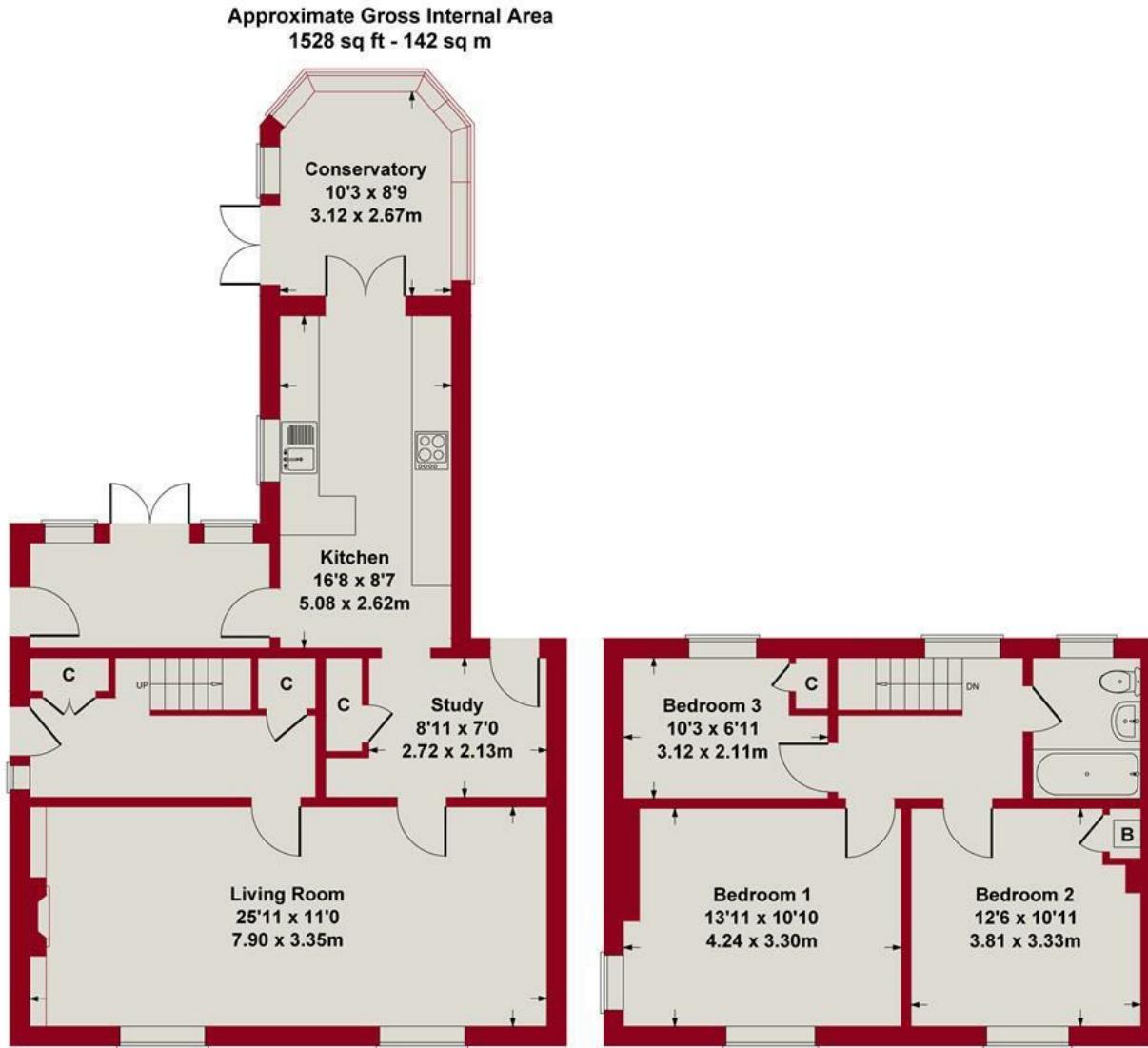
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



GARAGE



GROUND FLOOR

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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