



10 Bowbridge Lane, Bottesford,
Leicestershire, NG13 0AQ

No Chain £274,950

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this tastefully presented and deceptive semi detached home occupying a delightful location close to the edge of this highly regarded and well served Vale of Belvoir village.

This versatile property has seen a general programme of configuration over the years as well as having a generous level of accommodation lying in excess of 1,000 sq.ft. To the first floor there are three double bedrooms and bathroom and, to the ground floor, three reception areas, ground floor cloak room and kitchen.

The second reception, which currently provides a formal dining room overlooking the rear garden, could offer potential for a ground floor bedroom while the adjacent study (former bathroom) could be re-adapted to create ground floor washing facilities thus allowing the property to be utilised as a single storey home in the future. This would therefore enable it to be utilised for those looking for a forever home.

In addition the property benefits from neutral decoration, UPVC double glazing and gas central heating and occupies a pleasant, established plot, set well back from the lane behind a generous frontage which offers an excellent level of off road parking. To the rear is a pleasant, enclosed, well maintained garden which also encompasses a detached single garage.

The property is offered to the market with no upward chain and is likely to appeal to a wide audience, whether it be from single of professional couples, young families making use of the local schools or also, potentially, those downsizing from larger dwellings making use of the village's wealth of amenities and services which are within walking distance.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL 8' x 10'3" (2.44m x 3.12m)



A well proportioned initial entrance vestibule having wood effect laminate flooring, staircase rising to the first floor and further doors leading to:

SITTING/DINING ROOM 19'4" x 11' (5.89m x 3.35m)



A well proportioned, light and airy reception benefitting

from a southerly aspect to the front, flooding this area with light through a large, double glazed, picture window. The room is large enough to accommodate both a living and dining space, having continuation of the wood effect laminate flooring and useful under stairs storage cupboard.



KITCHEN

12'10" x 7'10" (3.91m x 2.39m)



Again a light and airy room having a southerly aspect to the front, the kitchen being fitted with a generous range of modern wall, base and drawer units having two runs of laminate preparation surfaces providing a good working area including an integral breakfast bar, stainless steel sink and drain unit with brush metal mixer tap, integrated appliances including electric hob with single oven beneath, fridge, freezer and under counter dishwasher, space and plumbing for washing machine and windows to two elevations.



DINING ROOM/BEDROOM

12'6" x 11' (3.81m x 3.35m)



A further well proportioned reception ideal as formal dining with access out into the rear garden making it ideal as a further reception space for a variety of purposes or alternatively a ground floor double bedroom, having continuation of laminate flooring and double glazed sliding patio door.

STUDY

7' x 6'4" (2.13m x 1.93m)



A versatile room which would be ideal as a home office, perfect to today's way of working but could accommodate a single bed if required, having continuation of laminate flooring and double glazed window to the side.

GROUND FLOOR CLOAK ROOM

4'5" x 2'9" (1.35m x 0.84m)



Having a two piece contemporary suite comprising close

coupled WC and wall mounted washbasin, continuation of laminate flooring and also housing the gas central heating boiler.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having a balustrade and further doors leading to:

BEDROOM 1

11'2" x 10'11" (3.40m x 3.33m)



A well proportioned double bedroom having aspect to the front with built in wardrobe and double glazed window.



BEDROOM 2

14'2" x 7'11" (4.32m x 2.41m)



A further double bedroom having an aspect to the front, access to under eaves and double glazed window.

BEDROOM 3

10'9" x 7'11" (3.28m x 2.41m)



Again a double bedroom having a pleasant aspect into the rear garden.

BATH/SHOWER ROOM

8' (8'10" max into shower enclosure) x 8'4" (2.44m (2.69m max into shower enclosure) x 2.54m)



Tastefully appointed having been thoughtfully renovated with a contemporary suite comprising large double width shower enclosure with sliding screen and wall mounted shower mixer, panelled bath with chrome mixer tap, close coupled WC and pedestal washbasin, tiled floor and splash backs, contemporary towel radiator and obscured double glazed window to the rear.



EXTERIOR



The property occupies a delightful established plot which is relatively generous by modern standards, set well back from the lane behind an open plan frontage which has been landscaped to provide relatively low maintenance but also maximises off road parking. A tarmacadam, pea gravelled and slate chipping area provides a considerable level of off road parking and continues to the side of the property and, in turn, to a sectional garage at the rear having timber ledge and brace doors. A timber courtesy gate leads through into the rear garden which has been well maintained, having initial paved terrace leading onto a central lawn with block set edging and pea gravelled borders with inset shrubs and enclosed by panelled and feather edge board fencing.



GARAGE

16'11" x 8' (5.16m x 2.44m)

A detached sectional garage having timber ledge and brace double doors, power and light.

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).

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:-

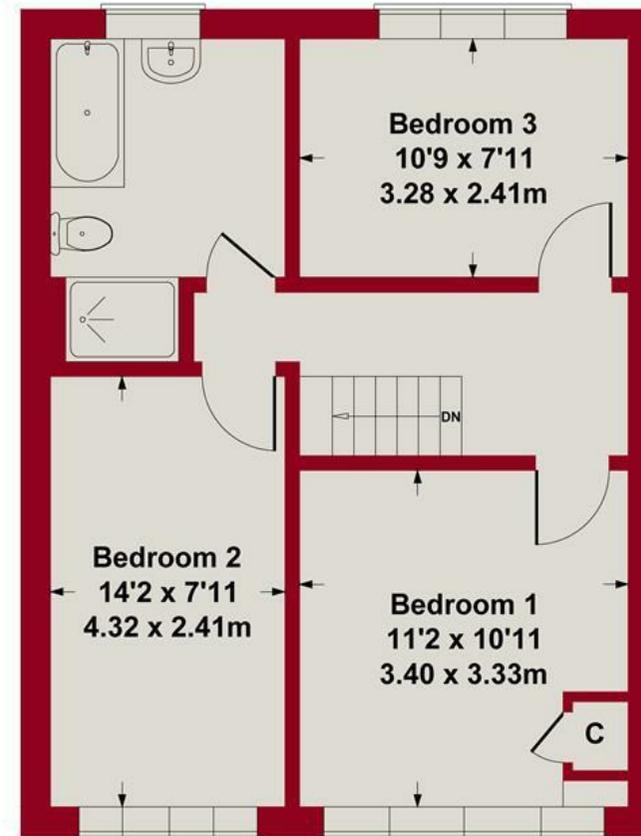
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



GROUND FLOOR



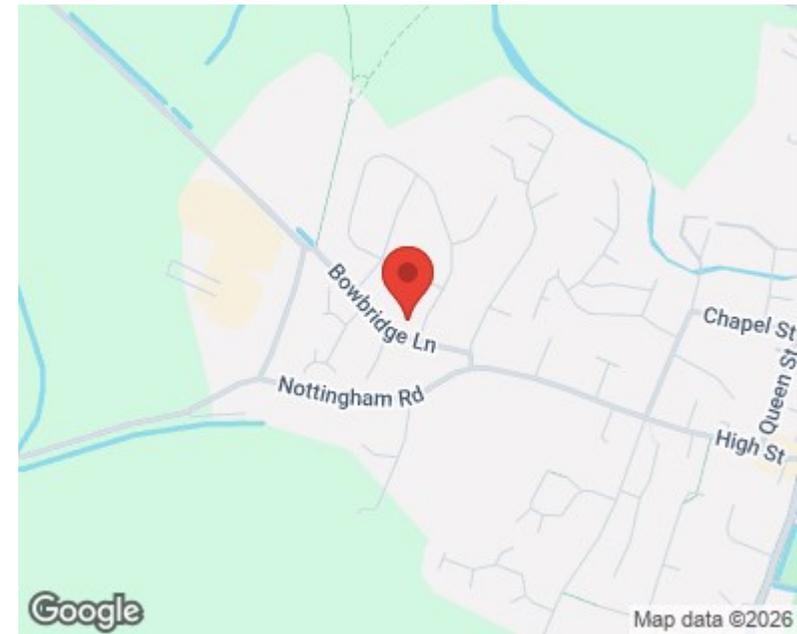
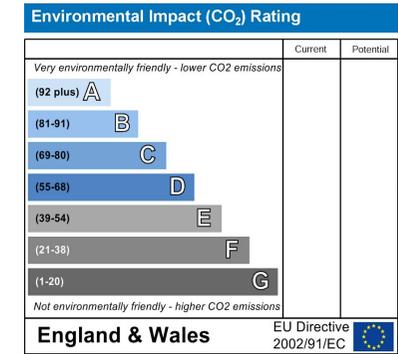
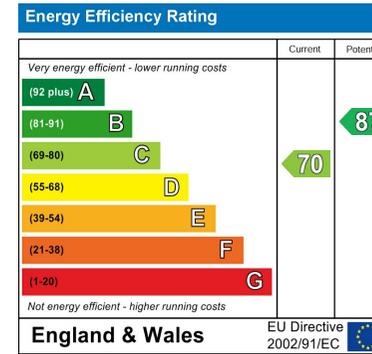
FIRST FLOOR

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



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