



6 Bowbridge Lane, Bottesford, Leicestershire,
NG13 0AQ

£299,950

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

- Semi Detached Home
- Potentially Up To 4 Bedrooms
- Ground Floor Bathroom & 1st Floor Shower
- Excellent Level Of Off Road Parking
- Walking Distance To Local Amenities
- Extended Accommodation
- 2 Receptions
- Tastefully Presented Throughout
- Enclosed Rear Garden
- Viewing Highly Recommended

An excellent opportunity to purchase a deceptive, extended, semi detached home which offers an excellent level of internal accommodation lying in the region of 1,200 sq.ft., The property has been extended and reconfigured to a create a versatile level of internal accommodation spanning two floors but does have the potential to be utilised as purely ground floor living, making it ideal for those either downsizing or seeing it as a long term home.

In addition the property is tastefully presented throughout having seen a general programme of modernisation with UPVC double glazing, gas central heating and relatively neutral decoration throughout.

The accommodation could provide up to four bedrooms including a ground floor room which could be serviced by the main bathroom, with an addition shower room to the first floor. The accommodation comprises an initial L shaped entrance hall with large storage cupboard off and three reception areas (or potential ground floor bedroom) including a bright sitting room with large picture window to the front, separate study/bedroom four and a well appointed kitchen fitted with a generous range of units and integrated appliances which links through into a fantastic single storey addition with pitched roof and dual aspect with French doors into the garden. This area is perfect for formal dining or alternatively as a further living area. In addition there this a ground floor contemporary bathroom. To the first floor, leading off a central landing, there are three bedrooms serviced by a modern shower room.

As well as the internal accommodation the property occupies a level established plot which is relatively generous by modern standards, set well back from the lane with a good level of off road parking, car port and enclosed garden at the rear which encompasses a useful timber studio/summer house.

Overall this is a property that could appeal to a wide audience whether it be from single or professional couples, young families making use of the local schools or alternatively even those downsizing from larger dwellings looking for a well maintained and versatile home within this highly regarded and well served village.

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 LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

10'4" max x 7'10" max (3.15m max x 2.39m max)

A well proportioned entrance vestibule having oak effect laminate flooring, staircase rising to the first floor landing and useful built in storage cupboard which also houses the Ideal gas central heating boiler, electrical consumer unit and gas meter. Further doors, in turn, lead to:

SITTING ROOM

19' into alcove x 11' (5.79m into alcove x 3.35m)

A well proportioned light and airy main reception benefitting from a southerly aspect to the front with large double glazed picture window overlooking the front garden. The room would be large enough to accommodate both a living and dining area but makes an excellent sized sitting room having a chimney breast with alcoves to the side, wood effect laminate flooring and a useful under stairs storage cupboard.

STUDY/GROUND FLOOR BEDROOM

12'7" x 8'1" (3.84m x 2.46m)

A particularly versatile room which would make an additional reception ideal as a snug or home office, perfect for today's way of working but alternatively, in conjunction with the ground floor bathroom, could provide a further bedroom ideal of teenager or even those looking to downsize, looking at the property as a long term home, offering the potential to be utilised as ground floor living accommodation. The room having laminate flooring and a pleasant dual aspect with double glazed windows to both the front and side.

KITCHEN

12'2" x 11'2" (3.71m x 3.40m)

A well proportioned space that opens out into a single storey addition at the rear creating a fantastic, open plan, everyday living/entertaining space which leads out into the rear garden. The initial kitchen area is well appointed with a generous range of wall, base and drawer units providing an excellent level of storage having; built in under counter drawer lighting; two runs of preparation surfaces, one with inset sink and drain unit with chrome swan neck mixer tap and metro style tiled splash backs; under unit lighting; integrated appliances including ceramic hob with stainless steel splash back and glass and stainless steel contemporary chimney hood over, built in fan assisted oven, microwave above and dishwasher; plumbing for washing machine and space for free standing fridge freezer.

A large open doorway in turn leads through into:

DINING/FAMILY ROOM

13'6" x 10'11" (4.11m x 3.33m)

A generous addition to the property providing a versatile reception space ideal as formal dining linking into the kitchen but would be large enough to accommodate a living area having attractive part pitched ceiling, two contemporary column radiators, oak effect flooring, double glazed window to the side and French doors leading out into the rear garden.

GROUND FLOOR BATHROOM

6'5" x 6'10" (1.96m x 2.08m)

Tastefully appointed having been modernised with a three piece contemporary comprising panelled bath with chrome mixer tap, further wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having an attractive contemporary glass balustrade, access to loft space above and further doors, in turn, leading to:

BEDROOM 1

14' x 10'10" (4.27m x 3.30m)

A well proportioned double bedroom having an aspect to the rear, wood effect laminate flooring and double glazed window.

BEDROOM 2

11' x 8'2" (3.35m x 2.49m)

A double bedroom having aspect to the front, built in cupboard/wardrobe and double glazed window.

BEDROOM 3

7'10" x 8' excluding alcove (2.39m x 2.44m excluding alcove)

Having a pleasant aspect to the front, built in cupboard, access to under eaves and double glazed window.

SHOWER ROOM

10'3" max into shower enclosure x 4'8" (3.12m max into shower enclosure x 1.42m)

Tastefully appointed having a contemporary suite comprising shower enclosure with bifold screen and wall mounted shower mixer with independent handset over, close coupled WC and washbasin set in a vanity unit providing useful storage, shelved alcove, part pitched ceiling, contemporary towel radiator and access to under eaves.

EXTERIOR

The property occupies a fantastic position set well back from the lane behind a generous

open plan frontage which provides a good level of off road parking having both a block set and gravelled driveway, lawn and established borders. The driveway continues under a covered car port providing further sheltered parking and leads in, in turn, by a wrought iron courtesy gate into an enclosed garden at the rear. This area has been landscaped for relatively low maintenance living with a central strip of lawn and paved and block set seating areas leading to the useful addition of an attractive timber summer house/studio having glazed double doors, power and light. This provides a really useful space, ideal as an outdoor reception and possibly home office, particularly in the summer months, providing a relaxing space away from the main house. In addition there are two timber sheds providing a good level of outdoor storage.

COUNCIL TAX BAND

Melton Borough Council - 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).

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>

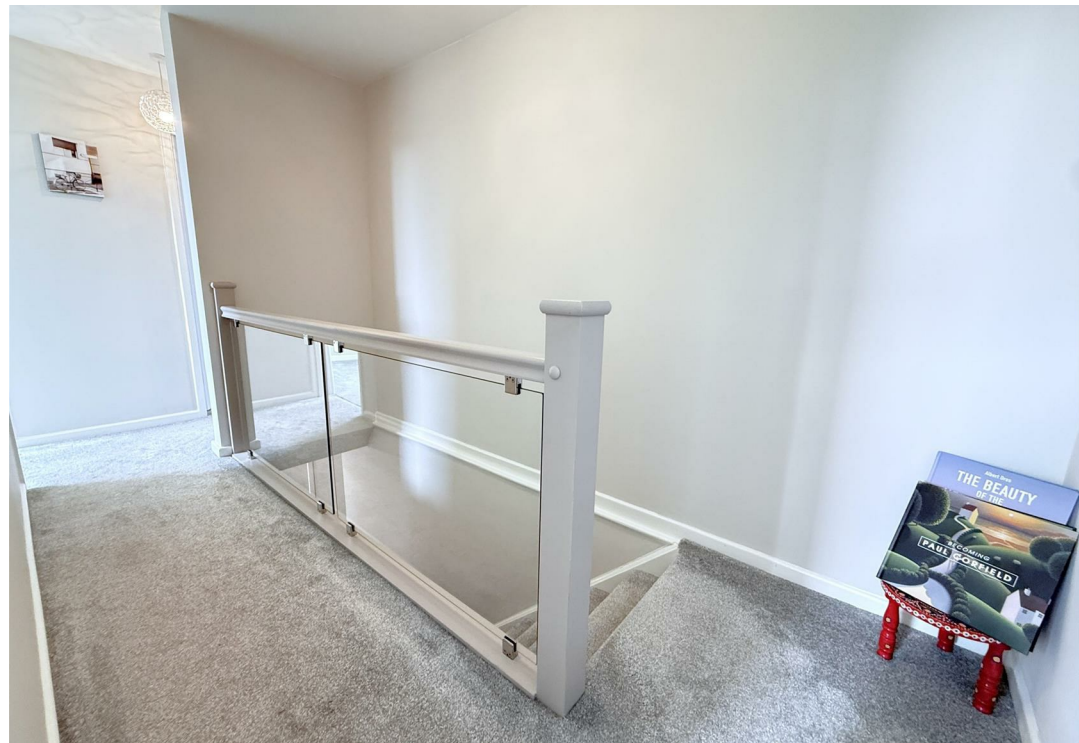
Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

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

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

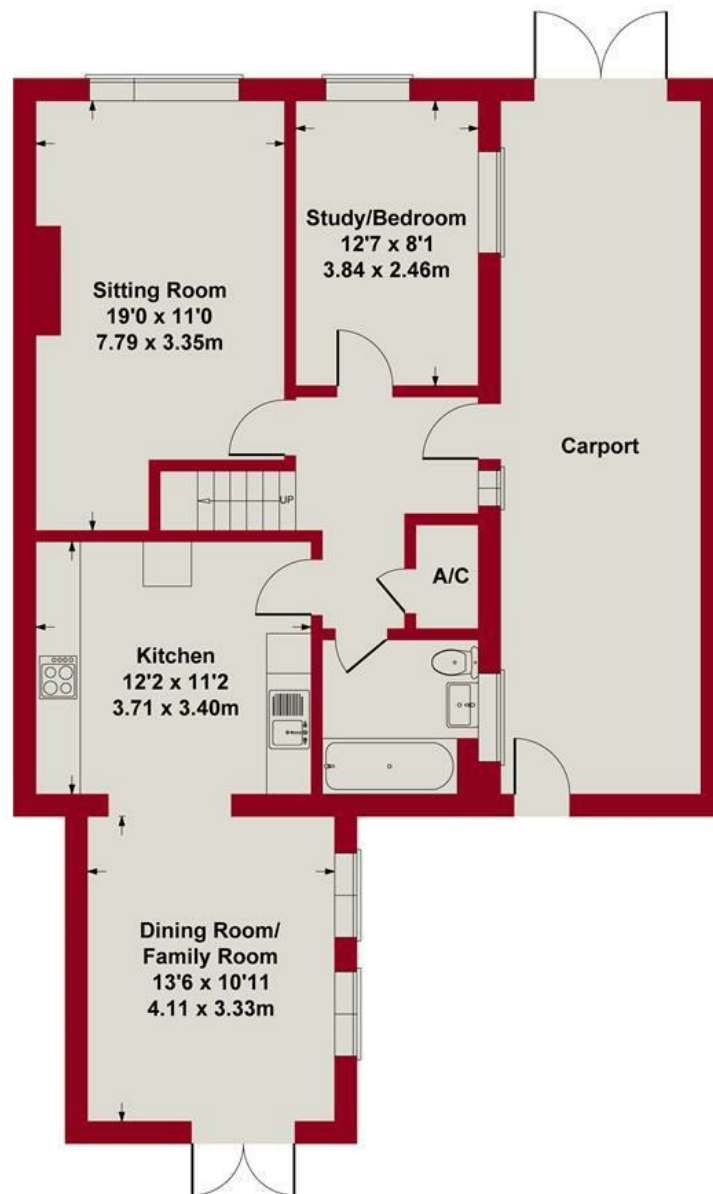




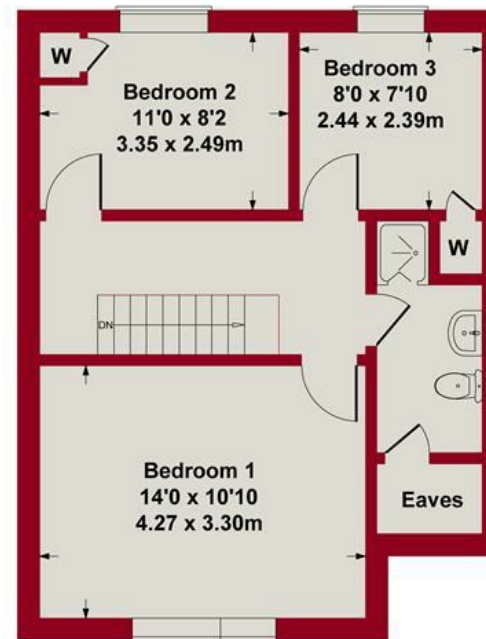








GROUND FLOOR



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		
	74	81
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



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 firm's 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.

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



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