



**8 Pinfold Lane, Bottesford, Leicestershire,
NG13 0AR**

Guide Price £649,995
Tel: 01949 836678

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

We have pleasure in offering to the market this really interesting individual detached chalet style home which offers a versatile level of accommodation over two floors, extending to approximately 2,000 sq ft including a ground floor master suite and with three additional bedrooms, ensuite and bathroom in the eaves creating a home which is large enough to accommodate families but may well also appeal to those downsizing from considerably larger dwellings.

In total, the property benefits from four double bedrooms, two with ensuite facilities and separate bathroom, as well as two ground floor cloakrooms, two main receptions including a spacious dual aspect sitting room which could potentially be split to create two separate receptions or even additional ground floor bedroom. In addition there is a dining kitchen which is well appointed with a generous range of units, separate utility and attractive entrance hall accessed off an initial enclosed storm porch.

The property benefits from double glazing and gas central heating and occupies a plot lying in the region of 0.2 Acres, with electric gates leading onto a substantial driveway providing an excellent level of off road parking, as well as an attached double garage. There are pleasant gardens to both the front and rear.

The property is conveniently located on a level plot within walking distance to the heart of this well regarded and excellently served Vale of Belvoir village.

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.

UPVC DOUBLE GLAZED ENTRANCE DOOR WITH SIDE LIGHTS LEADS THROUGH INTO AN INITIAL ENCLOSED;

ENTRANCE PORCH

5'9 x 4'1 (1.75m x 1.24m)

A useful enclosed storm porch having cloaks hanging space, quarry tiled floor, central heating radiator, double glazed window.

Further door leads through into the;

MAIN ENTRANCE HALL

13'7 x 9'10 (4.14m x 3.00m)



A well proportioned entrance hall having attractive spindle balustrade turning staircase rising to a galleried landing above, with useful under stairs alcove, central heating radiator.

Further doors leading to;

GROUND FLOOR CLOAKROOM

6'2 x 4'9 (1.88m x 1.45m)

Having a two piece comprising of close coupled WC, pedestal wash hand basin with chrome taps, central heating radiator, double glazed window.

SITTING ROOM

32'9 x 13'4 (9.98m x 4.06m)



A substantial main reception offering in excess of 430 sq ft of floor area and would be large enough to separate into two rooms if required, but currently provides a spacious double aspect reception, focal point of which is a Minton style fire surround, mantle and hearth with inset gas flame coal effect fire, two central heating radiators, double glazed window to the front, sliding patio door to the rear.





A pair of glazed doors lead through into the;

SNUG/FAMILY ROOM

12'8 x 10'11 (3.86m x 3.33m)



A versatile reception which could be utilised for a variety of purposes, whether it be formal dining room, additional teenage snug or playroom, having aspect into the rear garden, central heating radiator, double glazed window.

A further door leads through into an;

INNER HALLWAY

12'3 max x 13'7 (3.73m max x 4.14m)

Having wood effect laminate flooring, central heating radiator.

Further door leading through into the;

DINING KITCHEN

15'0 x 12'3 (4.57m x 3.73m)



An L-shaped room having aspect to the front, tastefully appointed with a generous range of oak fronted wall, base and drawer units, granite work surfaces with inset stainless steel bowl, sink and drainer unit with chrome swan neck mixer tap, integrated appliances including under counter dishwasher, fridge, space for free standing gas or electric range, inset downlighters to the ceiling, tiled floor, central heating radiator, ample room for breakfast or dining table, double glazed window.



FROM THE INNER HALL A FURTHER DOOR LEADS THROUGH INTO THE;

SIDE ENTRANCE LOBBY

12'8 max x 10'6 max (3.86m max x 3.20m max)

Having tiled floor, inset downlighters to the ceiling, two double glazed windows to the front, exterior door into the garden, courtesy door into the garden.

Further door leading through into the;

UTILITY ROOM

10'2 x 8'7 (3.10m x 2.62m)



Offering a generous level of storage, with a good range of built-in wall, base and drawer units, two runs of laminate work surfaces, one with inset stainless steel sink and drainer unit with chrome taps, space for free standing appliance, central heating radiator, double glazed window.

Further door leading through into the;

CLOAKROOM

4'11 x 2'4 (1.50m x 0.71m)

Having close coupled WC, central heating radiator, continuation of tiled floor, double glazed window.

RETURNING TO THE INNER HALLWAY A FURTHER DOOR GIVES ACCESS TO A;

GROUND FLOOR MASTER SUITE



Comprising of a generous;

DOUBLE BEDROOM

19'8 max x 14'0 (5.99m max x 4.27m)



A generous double bedroom having dual aspect, with double glazed windows to two elevations and sliding patio door into the garden, fitted with a range of integrated furniture including full height wardrobes, overhead storage cupboards, dressing table and side tables, two central heating radiators.

Further door leading to;

ENSUITE SHOWER ROOM

8'1 x 10'0 (2.46m x 3.05m)



Comprising of large walk-in shower wet area with glass screen, wall mounted shower mixer, vanity unit and inset wash basin with chrome mixer tap, WC with concealed cistern, fully tiled walls and floor, two contemporary towel radiators, double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL, SPINDLE BALUSTRADE STAIRCASE RISES TO AN ATTRACTIVE;

GALLERIED LANDING



Potential for a small study area, having part pitched ceiling with Velux skylight, built-in airing cupboard which also

houses the hot water cylinder.

Further doors leading to;

BEDROOM 2

11'11 x 15'0 (3.63m x 4.57m)



A well proportioned double bedroom having aspect to the side, and benefitting from ensuite facilities, walk-in under eaves cupboard and wardrobe space, central heating radiator, built-in dressing table, access to under eave storage, double glazed window to the side.

Open doorway leading through into the;

ENSUITE SHOWER ROOM

6'10 x 5'10 (2.08m x 1.78m)



Comprising of shower enclosure with glass screen and wall mounted shower mixer, close coupled WC, pedestal wash hand basin with chrome taps, central heating radiator, part pitched ceiling with inset skylight.

BEDROOM 3

13'0 x 11'1 excluding wardrobe (3.96m x 3.38m excluding wardrobe)



A double bedroom currently utilised as a first floor office/reception, having built-in wardrobes with integrated desk unit/dressing table, central heating radiator, two double glazed windows to the side.

BEDROOM 4

14'7 x 13'0 max (4.45m x 3.96m max)



An L-shaped double bedroom with aspect to the front, built-in under eaves storage cupboard, central heating radiator, double glazed window.

BATHROOM

14'7 x 13'0 (4.45m x 3.96m)



A good sized family bathroom fitted with a Heritage style suite comprising of panelled bath with chrome mixer tap and integral shower handset, pedestal wash hand basin, close coupled WC, bidet, central heating radiator, part pitched ceiling with inset skylight.

EXTERIOR

The property occupies a delightful plot close to the heart of the village on a well maintained level plot with electric gated driveway leading onto a substantial blockset frontage providing a considerable level of off road parking, and in turn leads to the;

DOUBLE GARAGE

21'11 x 17'3 (6.68m x 5.26m)



A generous double garage with electric up and over door, power and light, pull-down timber ladder giving access to substantial storage area in the eaves, houses the upgraded Valiant gas central heating boiler, plumbing for washing machine, double glazed window, courtesy door to the side.

GARDEN



A wrought iron courtesy gates leads via a blockset pathway to the rear of the property where there is a landscaped garden comprising of an initial vegetable garden with granite chipping pathway leading to a useful timber storage shed, with pathway sweeping around to the rear of the house where there is a pleasant garden and blockset patio which links back into both the main bedroom and the generous living area of the reception. The garden is mainly laid to lawn with slate chipping borders, open sided summerhouse, beech hedging and panelled fencing.



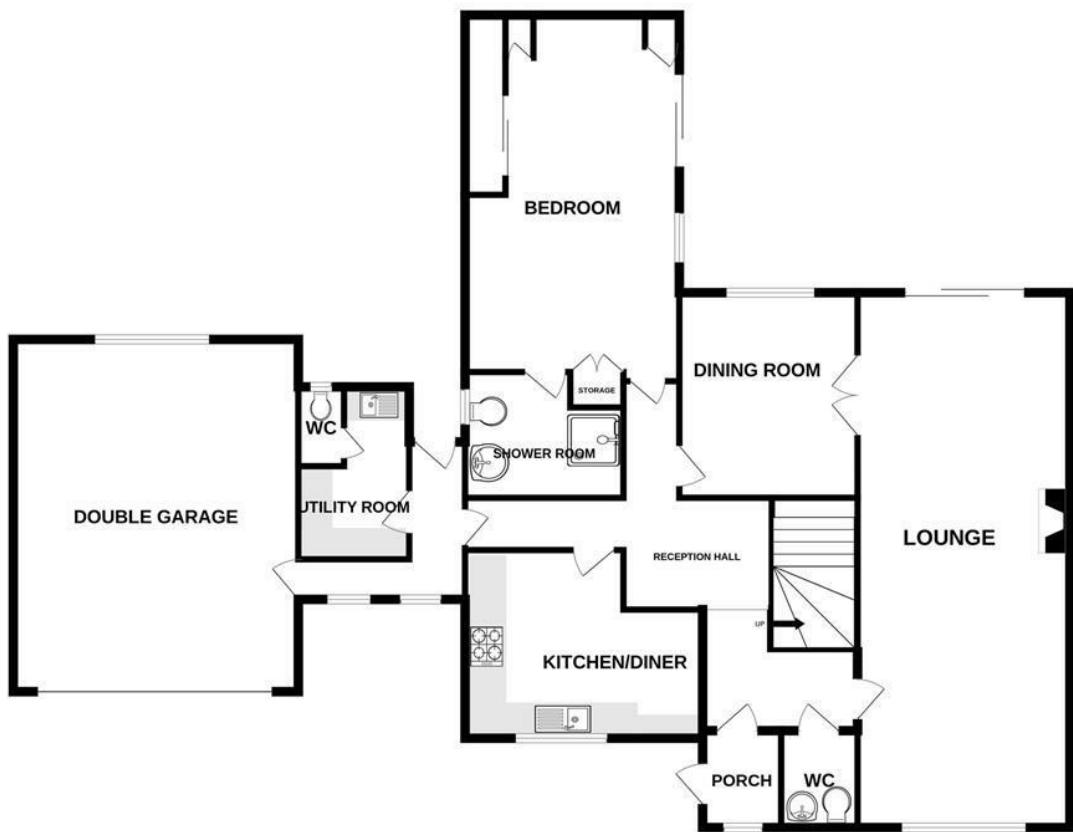
TENURE

Freehold

COUNCIL TAX BAND

Melton Borough Council - Tax Band F

GROUND FLOOR

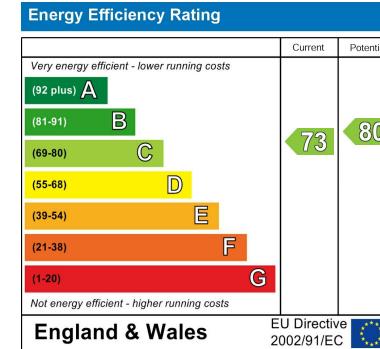


1ST FLOOR



PINFOLD LANE, BOTTESFORD NG13 0AR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Environmental Impact (CO₂) 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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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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