



2 Easthorpe View, Bottesford,
Leicestershire, NG13 0DL

£499,950
Tel: 01949 836678

 **RICHARD
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A stunning, individual, detached bungalow which has seen a significant level of improvements over recent years, occupying a delightful cul-de-sac setting with a group of similar homes, all positioned within walking distance of the heart of this highly regarded and well served Vale of Belvoir village.

The property is tastefully presented throughout and has been modernised with contemporary fixtures and fittings including a light and airy open plan dining kitchen, appointed with a generous range of gloss units and gloss laminate preparation surfaces, having integrated appliances and access out into the rear garden. The sitting room again provides a light and airy space with a run of windows and French doors at the rear and a contemporary fireplace that leads off a central hallway with useful cloak room off and which, in turn, leads to an inner hallway. Off the inner hallway are three bedrooms, the master benefitting from ensuite facilities, and a separate family bath/shower room, both of which have, again, been tastefully updated.

In addition the property benefits from UPVC double glazing, gas central heating and neutral decoration throughout and is presented in a move in condition. Although large enough to accommodate small families, in the main this property would be ideal for those downsizing from larger dwellings, looking for a single storey home within easy reach of amenities.

As well as the internal accommodation the property occupies a delightful, landscaped plot with ample off road parking and double garage and a pleasant enclosed garden at the rear with a split level terrace well stocked with a range of shrubs.

Overall viewing comes 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 STORM PORCH WITH TILED STEP AND INSET DOWNLIGHTERS TO THE CEILING LEADS TO A COMPOSITE, CONTEMPORARY, ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

L SHAPED ENTRANCE HALL

19'7" max x 10'5" max (5.97m max x 3.18m max)



A well proportion initial entrance vestibule having attractive polished tiled floor, deep skirting, coved ceiling, contemporary column radiator, access to loft space above and useful built in storage cupboard.

Further engineered oak doors lead through into:



CLOAK ROOM

6'9" x 3'3" (2.06m x 0.99m)



Having a contemporary two piece white suite comprising WC with vanity surround and concealed cistern and further vanity unit with inset washbasin with chrome mixer tap, tiled floor, central heating radiator and double glazed window.

SITTING ROOM

16'4" x 12'11" (4.98m x 3.94m)



A light and airy space benefitting from 3/4 height double glazed window and French doors leading out into the rear garden, the focal point to the room being feature chimney breast with alcove designed for flat screen television, inset contemporary log effect electric flame and heat fire beneath and alcoves to the side, the room having coved ceiling and central heating radiator.



OPEN PLAN DINING KITCHEN

27' max x 9'3" (8.23m max x 2.82m)



A well proportioned, light and airy, open plan space which benefits from a dual aspect with double glazed window to the side and French doors into the garden at the rear. The initial kitchen area is tastefully appointed having been modernised with a generous range of contemporary, gloss fronted, wall, base and drawer units with near full height built in larder units, integral wine rack, two runs of

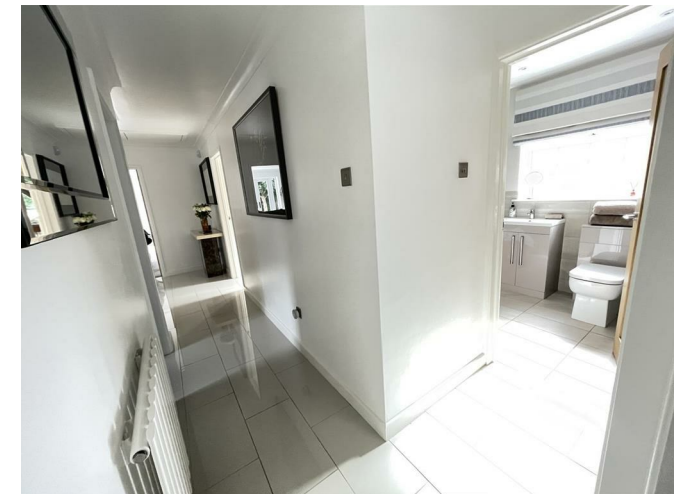
laminate preparation surfaces, one with integrated breakfast bar providing informal dining, inset ceramic sink and drain unit with chrome swan neck mixer tap, integrated appliances including AEG induction hob with contemporary chimney hood over, New World fan assisted oven and microwave with warming drawer beneath, wine cooler, washing machine and dishwasher, low level LED plinth lighting, continuation of the tiled floor, inset downlighters to the ceiling and two column radiators.

The kitchen areas is, in turn, open plan to a dining/breakfast area which has further downlighters to the ceiling, continuation of the tiled floor and double glazed French doors leading out into the rear garden.



RETURNING TO THE MAIN ENTRANCE HALL ACCESS IT GIVEN TO:

INNER HALLWAY



Having column radiator and coved ceiling.

Further engineering oak doors leading to:

BEDROOM 1

13'6" x 12'11" (4.11m x 3.94m)



A well proportioned double bedroom benefitting from a dual aspect having double glazed windows to the front and side, built in wardrobes, central heating radiator and coved ceiling.

A further door leads through into:



ENSUITE SHOWER ROOM

9'7" x 4'2" (2.92m x 1.27m)



Tastefully appointed having been modernised with a contemporary suite comprising large shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with gloss door fronts, WC with concealed cistern and vanity surface above with moulded washbasin and chrome mixer tap, contemporary towel radiator and double glazed window.

BEDROOM 2

13'9" x 9'6" (4.19m x 2.90m)



A further double bedroom having a dual aspect with double glazed windows to the front and side, fitted wardrobes, coved ceiling and central heating radiator.



BEDROOM 3

9'6" x 6'6" (2.90m x 1.98m)



A versatile room which would provide a further bedroom but is currently utilised as a home office, ideal for today's way of working, having central heating radiator, coved ceiling and double glazed window.

BATH/SHOWER ROOM

8'6" x 8'10" (2.59m x 2.69m)



A well proportioned L shaped room, beautifully appointed

with a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, separate double ended bath with centrally mounted chrome mixer tap, WC with concealed cistern and vanity surround, separate vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.



EXTERIOR



The property occupies a pleasant, thoughtfully landscaped and well maintained plot set back behind an open plan frontage having pebbled borders, inset trees and shrubs, lawn and block set driveway providing off road car standing for numerous vehicles which, in turn, leads to an attached double garage. The rear garden has been landscaped to provide relatively low maintenance living and offers a good degree of privacy having initial raised terrace leading down onto a block edged central lawn, further seating areas, attractive timber pergola and established borders with a range of shrubs.







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

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

DOUBLE GARAGE

18' deep x 17'8" wide (5.49m deep x 5.38m wide)

Having twin up and over doors, power and light, double glazed windows to two elevations, double glazed courtesy door at the rear and access to loft space above.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

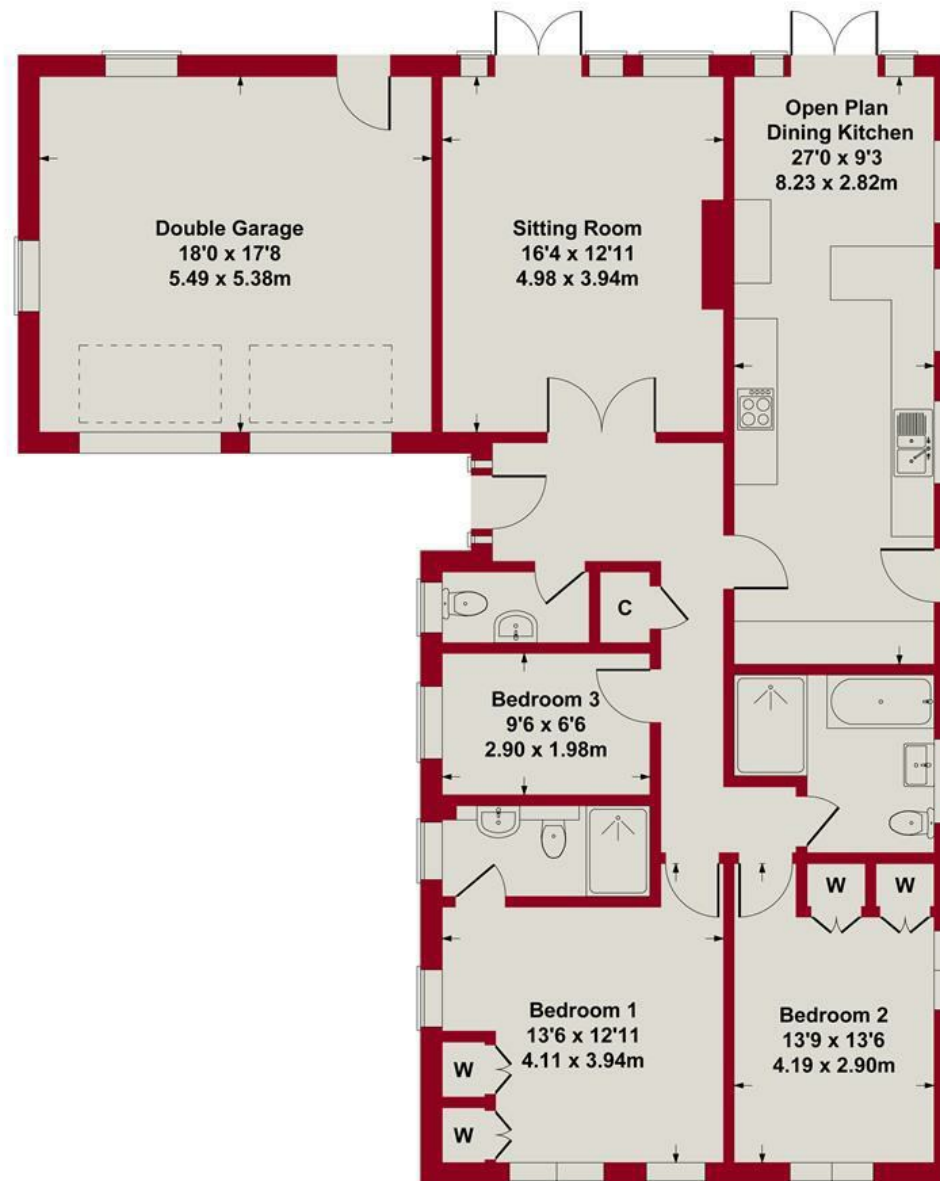
Freehold

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>




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		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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RICS



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