



37 Belvoir Road, Bottesford, Leicestershire,  
NG13 0BG

**O.I.R.O £390,000**  
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A fantastic opportunity to purchase a deceptive, significantly extended and reconfigured, traditional semi detached home located on a delightful, established plot of generous proportions which in total extends to 155 ft. in length including a rear garden which approaches 100 ft.

The property offers an excellent level of accommodation lying in the region of 1,300 sq.ft. providing 3 main receptions as well as a generous dining kitchen, useful utility and ground floor cloak room. To the first floor there are 3 double bedrooms, one of which benefits from ensuite facilities, and separate well proportioned family bathroom.

The property would be perfect for a wide range of prospective purchasers being large enough to accommodate families particularly making use of the well regarded local schools but could appeal to professional couples or even those downsizing from considerably larger dwellings, relocating from the outlying villages and looking for a traditional home which is within walking distance of amenities.

As well as the internal accommodation the property occupies a delightful level plot with an excellent level of off road parking to the front and is set well back from the lane. To the rear is a delightful, established garden approaching 100 ft. in length and encompasses a useful insulated timber cabin which has been utilised as a home office/studio.

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.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

8'9" x 4'6" (2.67m x 1.37m)



Having wood effect laminate flooring, dado rail, stripped skirting and architrave and further stripped pine doors leading to:

### **GROUND FLOOR CLOAK ROOM**

4'2" x 2'5" (1.27m x 0.74m)



Having a two piece suite comprising WC and wall mounted washbasin, central heating radiator and double glazed window.

### **STUDY**

8' x 6' (2.44m x 1.83m)



A versatile reception ideal as a home office perfect for today's way of working having work surface, central heating radiator, wood effect laminate flooring and double glazed window to the front.

Returning to the initial entrance hall a further stripped pine door leads through into:



## DINING KITCHEN

22'5" x 9' (6.83m x 2.74m)



A well proportioned open plan space large enough to accommodate a dining area. The initial kitchen is fitted with a generous range of wall, base and drawer units with brush metal fittings and two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, free standing gas and electric range with hood over, beamed ceiling, chimney breast with alcove to the side, continuation of wood effect laminate flooring, double glazed window and exterior door.

A further door leads through into:



## UTILITY ROOM

4'11" x 4'4" (1.50m x 1.32m)

Having work surface, space and plumbing for washing machine and tumble dryer, upgraded Worcester Bosch gas central heating boiler and double glazed window.

Returning to the dining area of the kitchen and open doorway leads through into:

## LIVING ROOM

16'8" x 11'10" (5.08m x 3.61m)



A versatile reception ideal as a living room, benefitting from access out into the rear garden, having stripped pine skirting, central heating radiator, double glazed windows and French doors.

Returning to the initial entrance hall an open doorway leads through into:





### INNER HALLWAY

9'10" into stairwell x 5'11" (3.00m into stairwell x 1.80m)  
Having a turning staircase rising to the first floor with useful under stairs storage cupboard beneath, central heating radiator and further stripped pine door leading through into:

### SITTING ROOM

15' x 11'10" (4.57m x 3.61m)



A well proportioned reception benefitting from a dual aspect with double glazed bay window to the front and further window to the side, the focal point to the room being a chimney breast with raised brick hearth and alcoves to the side, wood effect laminate flooring, central heating radiator and stripped pine skirting.

RETURNING TO THE INNER HALLWAY A TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING



Having attractive spindle balustrade, double glazed window to the front, access to loft space above and further doors leading to:

### BEDROOM 1

11'10" x 11'11" (3.61m x 3.63m)



A double bedroom having aspect to the front with a range of built in wardrobes, central heating radiator and double glazed window.

### BEDROOM 2

11'6" x 10'7" (3.51m x 3.23m)



A further double bedroom having aspect into the rear garden with built in wardrobes, central heating radiator and double glazed window.

### BEDROOM 3

15' x 7'9" (4.57m x 2.36m)



A further double bedroom benefitting from ensuite facilities and having aspect to the front with exposed pine floor boards, deep skirting, central heating radiator and double glazed window.



A further stripped pine door leads through into:



### ENSUITE SHOWER ROOM

7'10" x 4'1" (2.39m x 1.24m)



Having suite comprising shower enclosure with wall mounted electric shower, WC and wall mounted washbasin, central heating radiator and double glazed window to the rear.

### BATHROOM

9' x 7'3" (2.74m x 2.21m)



A well proportioned room having suite comprising panelled bath with electric shower over, close coupled WC and pedestal washbasin, central heating radiator and double glazed window to the rear.

### EXTERIOR



The rear garden is of excellent proportions measuring approaching approx. 100 ft. in length with initial stone

chipping and paved seating area looking out onto a mainly lawned garden with well stocked perimeter borders with established trees and shrubs. A timber pergola gives access to a further lawned garden at the foot with further established borders and also encompassing a brick and pantile former pigsty which provides a useful storage space/potting shed.







### STUDIO/OFFICE

19'3 x 6'11" (5.87m x 2.11m)



Located in the rear garden is a useful insulated timber cabin which has been utilised as a studio/office having power and light, inset downlights to the ceiling, double glazed windows to two elevations and exterior door. A useful timber storage shed is located to the rear of the studio/office.



### 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).

### 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>

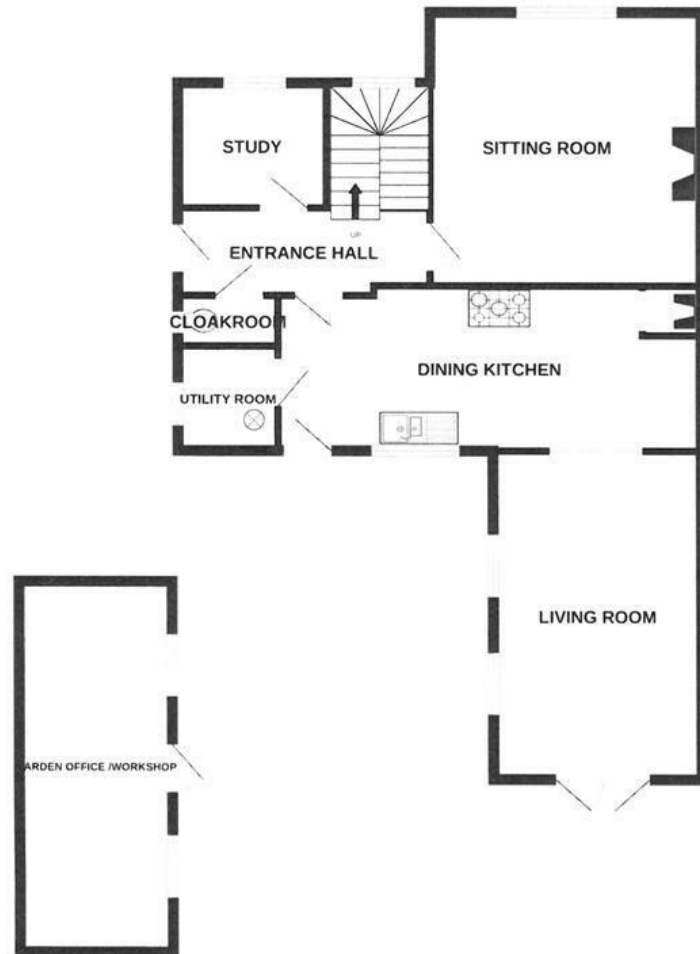
School Ofsted reports:-

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

Planning applications:-

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

GROUND FLOOR



1ST FLOOR



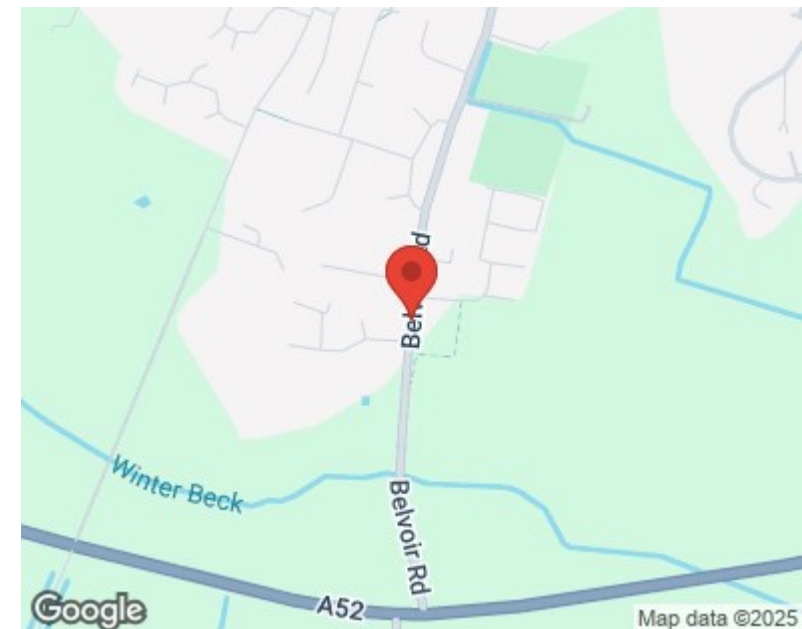
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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		
		81
	67	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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