



4 The Wickets, Bottesford,  
Leicestershire, NG13 0HW

£450,000  
Tel: 01949 836678

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

We have pleasure in offering to the market this tastefully presented detached contemporary home which offers an excellent level of accommodation, benefitting from four double bedrooms and three receptions.

The property is tucked away in a delightful setting overlooking the village cricket pitch with the church spire on the horizon, as well as benefitting from a southerly rear aspect.

Originally completed by Barratt Homes in 2017 the property has been well maintained with neutral decoration throughout and finished with contemporary fixtures and fittings, with UPVC double glazing and gas central heating.

The accommodation offers a fantastic open plan dining kitchen leading out into the rear garden with utility off. Located off the dining area of the kitchen is a snug which would also make an ideal playroom, the sitting room has walk in bay window with aspect across to the cricket pitch as does a useful study, all of which lead off a central hallway with cloakroom off.

To the first floor there are four double bedrooms, the master benefitting from ensuite facilities as well as fitted wardrobes, there is also a contemporary family bathroom.

The property occupies a pleasant position tucked away with a fantastic outlook to the front, generous driveway at the side and an oversized single garage, with courtesy gate leading into the south facing rear garden.

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.

A CANOPIED PORCH WITH COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

11'4 x 7'4 max (3.45m x 2.24m max)



A pleasant initial entrance having spindle balustrade staircase, Karndean flooring, central heating radiator, built in cloaks cupboard which also houses electrical consumer unit, door to:

### LOUNGE

17'11 max x 12'1 (5.46m max x 3.68m)



Having walk-in bay window to the front with delightful aspect across to the village cricket pitch, deep skirting, two central heating radiators and door to:

### FAMILY ROOM

10'8 x 8'10 (3.25m x 2.69m)



A versatile reception having central heating radiator, deep skirting, UPVC double glazed patio doors and an open doorway leading through into:

### LIVING DINING KITCHEN

16'5 x 11'6 plus 4ft for bay (5.00m x 3.51m plus 1.22mft for bay)



Flooded with light having large double glazed box bay window to the rear, French doors leading out into the garden and double glazed window to the kitchen area. The dining area has deep skirting, continuation of the Karndean flooring, understairs storage cupboard, and open doorway leading to the Family Room.



**UTILITY ROOM**  
5'3 x 5'5 (1.60m x 1.65m)



The kitchen is fitted with a generous range of wall, base and drawer units, laminate preparation surfaces, inset stainless steel one and a third bowl sink and drainer unit, AEG five ring stainless steel finish gas hob with chimney hood over and AEG double oven beneath, integrated fridge and freezer, dishwasher, inset downlighters to the ceiling, continuation of the Karndean flooring, central heating radiator and open doorway leading through into:

**STUDY**  
7'6 x 7'2 (2.29m x 2.18m)

Fitted with wall and base units complementing the kitchen, laminate preparation surface, plumbing for washing machine, concealed wall mounted Ideal gas central heating boiler, extractor to the ceiling, towel radiator and exterior door to the side.



Having delightful aspect to the front, deep skirting, central heating radiator and UPVC double glazed window.

**CLOAKROOM**  
5'5 x 2'9 (1.65m x 0.84m)



Having close coupled wc, pedestal wash basin, central heating radiator, deep skirting, continuation of the Karndean flooring.

**FIRST FLOOR LANDING**  
10'1 x 8'7 (3.07m x 2.62m)



Having built in airing cupboard which also houses the pressurised hot water cistern and offers a good level of storage, central heating radiator and doors to:

**BEDROOM 1**

13'0 x 11'11 (3.96m x 3.63m)



A well proportioned double bedroom benefitting from an elevated aspect to the front across the cricket pitch and church spire beyond, integrated wardrobes, central heating radiator, deep skirting, double glazed windows to the front and side elevations and door to:

**ENSUITE SHOWER ROOM**

7'9 x 4'6 (2.36m x 1.37m)



Having double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin with tiled and mirrored splashbacks, wall mounted shaver point, towel radiator and extractor.

**BEDROOM 2**

11'11 x 14'5 max (3.63m x 4.39m max)



An L shaped room offering delightful aspect to the front, central heating radiator, deep skirting, overstairs wardrobe/storage cupboard, UPVC double glazed window.

**BEDROOM 3**

11'4 x 10'7 (3.45m x 3.23m)



A further well proportioned double bedroom having pleasant aspect into the rear garden, deep skirting, central heating radiator and UPVC double glazed window.

**BEDROOM 4**

10'4 x 9'8 (3.15m x 2.95m)



Large enough to accommodate a double bed and having aspect into the rear garden, central heating radiator, deep skirting, UPVC double glazed window and access to loft space.

**BATHROOM**

6'11 x 5'6 (2.11m x 1.68m)



Having panelled bath with wall mounted shower mixer over and glass screen, close coupled wc, pedestal wash basin with tiled and mirrored splashback, contemporary towel radiator, ceiling mounted extractor and UPVC double glazed window to the rear.

## EXTERIOR



## REAR GARDEN



The property occupies a delightful location tucked away towards the end of this small cul de sac setting and overlooking the village cricket pitch, having landscaped frontage with established borders and adjacent driveway providing off road car standing and leading to:

## GARAGE

20'6 x 10'6 (6.25m x 3.20m)



Having up and over door, power and light, useful storage in the eaves.

The rear garden benefits from a southerly aspect, enclosed by timber fencing and having paved terrace, lawn and well stocked perimeter borders with established trees and shrubs, There is outside cold water tap and exterior lighting.

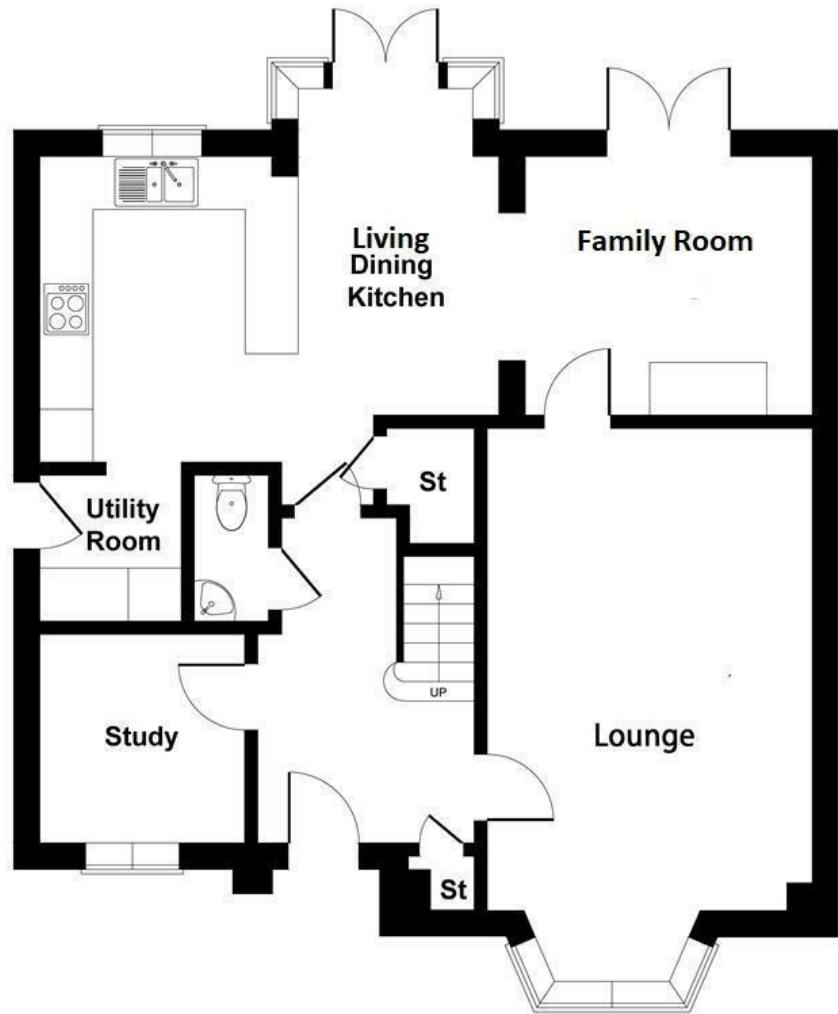


## COUNCIL TAX BAND

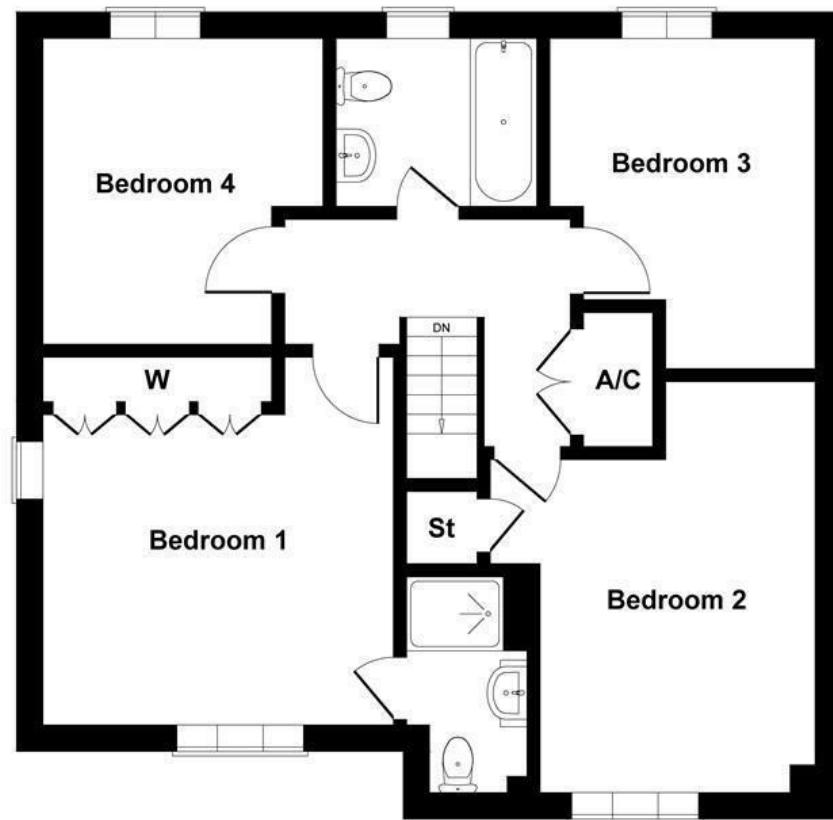
Melton Borough Council - Tax Band E.

## TENURE

The property is Freehold.



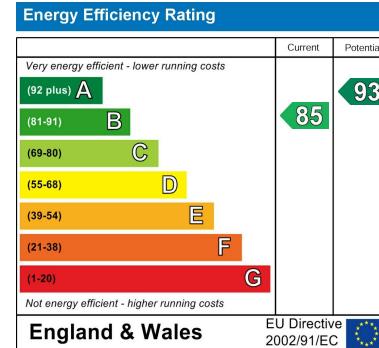
GROUND FLOOR



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.



**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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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