



**Plot 1 Easthorpe Road, Bottesford,  
Leicestershire, NG13 0DS**

**£550,000**  
**Tel: 01949 836678**

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

Available in 2024 this fantastic, contemporary, new build home, forming one of only two bespoke dwellings (one of which has already sold) within this well regarded area of the village, overlooking an attractive central green is positioned within easy walking distance of local amenities.

The property, being constructed by a well regarded local developer, will be finished to a high specification. This interesting home will offer an excellent level of versatile accommodation lying in the region of 1,900sq.ft., including its integral garage which, when complete, will be a superb four bedroomed family home ideal for young or growing families making use of the local schools but could also appeal to those downsizing from considerably larger dwellings and looking for a modern, efficient property close to local amenities.

The accommodation will comprise initial entrance hall with sitting room off, having aspect to the front across to the central green and, to the rear of the property, a spacious open plan living/dining kitchen which will undoubtedly become the hub of the home being flooded with light and benefitting from doors leading out into the rear garden. In addition there is a useful utility with ground floor cloakroom. To the first floor there are four double bedrooms with an ensuite to the master bedroom and a separate family bathroom.

To the fore of the property is off road parking with integral garage and enclosed garden at the rear.

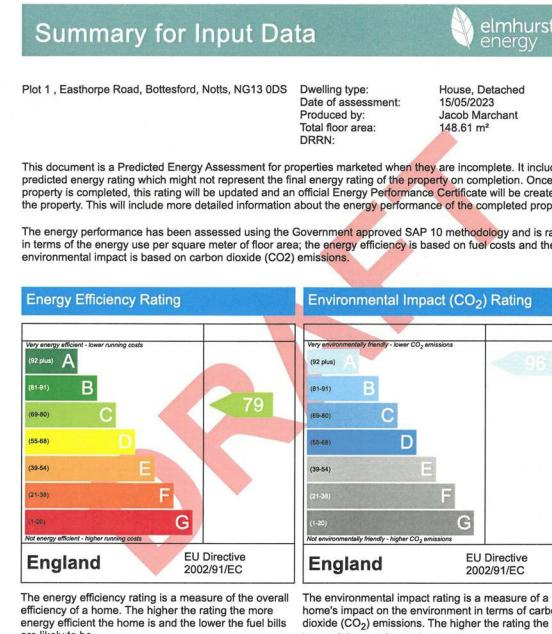
Overall this will be an excellent home finished to a high specification. Completion is expected in early 2024 and it is suggested that any prospective purchaser should register their early interest to potentially reserve the plot.

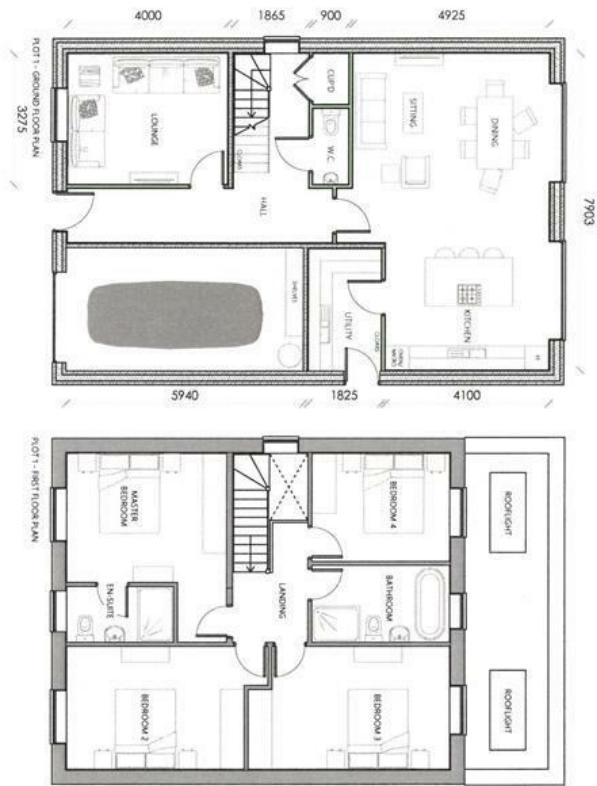
## BOTTESFORD

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.

## ADDITIONAL NOTE

The photographs used in this brochure are computer generated images. They are for illustration purposes only and may not be representative of the actual fixtures and fittings incorporated into the property.

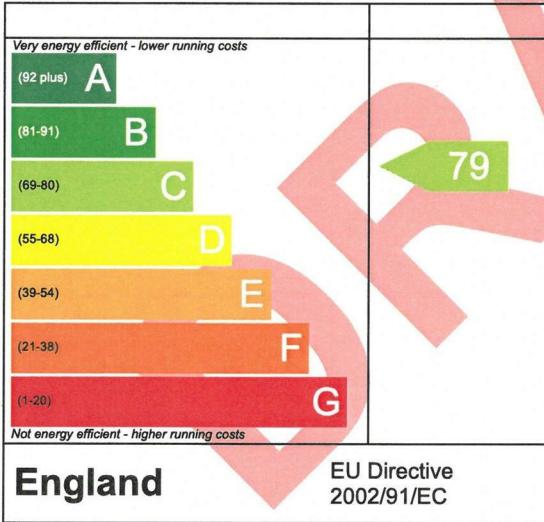




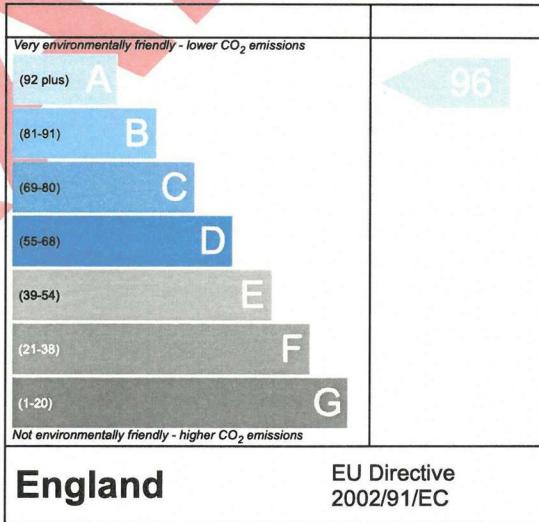
predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	A	79	79
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not energy efficient - higher running costs			
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	A	96	96
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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 firms 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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10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

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