



**2 Cox Drive, Bottesford, Leicestershire, NG13
0DJ**

No Chain £249,995

Tel: 01949 836678

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

- Semi Detached Home
- Open Plan Dining Kitchen
- Ample Parking & Garage
- Walking Distance To Local Amenities
- Viewing Highly Recommended
- 3 Bedrooms
- Modern Fixtures & Fittings
- No Upward Chain
- Well Regarded Vale Of Belvoir Village

An excellent opportunity to purchase a semi detached three bedroomed home which occupies a pleasant level plot within this popular established development, offered to the market with no upward chain and tastefully presented with modern fixtures and fittings as well as UPVC double glazing and gas central heating.

The property is likely to appeal to a wide audience whether it be single or professional couples, young families making use of the local schools or also, potentially, those downsizing from larger dwellings looking for a well placed home which is within easy reach of the wealth of local amenities.

The accommodation comprises an initial enclosed storm porch leading through into the main entrance hall and, in turn, a sitting room which links into an open plan dining kitchen which is fitted with a generous range of contemporary units as well as offering access out into the rear garden. To the first floor there are three bedrooms and main bathroom.

As well as the internal accommodation the property occupies a pleasant plot with a good level of off road parking to the front and an enclosed garden to the rear which also encompasses additional potential parking and garage.

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 ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED STORM PORCH

6' x 3'6" (1.83m x 1.07m)

A useful addition to the property providing an enclosed porch with cloaks hanging space, tiled floor, double glazed window to the front and a further double glazed internal door leading through into:

MAIN ENTRANCE HALL

Having a useful built in cupboard which also houses the electrical consumer unit, central heating radiator behind feature cover, staircase rising to the first floor and a further door leading through into:

SITTING ROOM

13'6" x 13'2" max (4.11m x 4.01m max)

A well proportioned, light and airy space benefitting from a westerly aspect to the front. The focal point to the room is a contemporary polished stone Minton style fire surround, mantel and hearth with inset electric log effect fire. The room also having coved ceiling, central heating radiator, double glazed bow window to the front and a further door leading through into:

OPEN PLAN DINING KITCHEN

16'9" x 11' (5.11m x 3.35m)

A well proportioned, open plan, light and airy space comprising an initial reception which would be ideal for formal dining with access out into the rear garden. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings and a U shaped configuration of laminate preparation surfaces, one with inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs. In addition there is space and plumbing for under counter washing machine, free standing dishwasher, electric cooker and room for a further under counter appliance to the side. The room having central heating radiator, wall mounted Viessmann gas central heating boiler, double glazed window to the rear and exterior door to the side.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having spindle balustrade, access to loft space above, built in shelved cupboard and, in turn, further doors leading to;

BEDROOM 1

12'6" x 10' (3.81m x 3.05m)

A well proportioned double bedroom having an aspect to the front, built in wardrobe with sliding mirrored door fronts, central heating radiator and double glazed window.

BEDROOM 2

11'2" x 9' (3.40m x 2.74m)

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

BEDROOM 3

8'10" x 6'6" (2.69m x 1.98m)

Having an aspect to the front with over stairs storage cupboard, central heating radiator and double glazed window.

BATHROOM

7'7" x 5'5" (2.31m x 1.65m)

Having a modern three piece suite comprising panelled bath with chrome mixer tap and further wall mounted shower mixer and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tumbled marble tiled splash backs; central heating radiator and double glazed window.

EXTERIOR

The property occupies a pleasant established plot set well back behind an open plan frontage which has been landscaped to maximise off road parking with a predominantly gravelled driveway with block set edging and central pathway which sweeps to the front door. Gates to the side provide additional parking to the rear where there is a brick built garage with up and over door and gravelled driveway to the front. The rear garden has been landscaped for relatively low maintenance living with an initial paved terrace which links back into the dining area of the kitchen and also continues out onto an artificial lawn with established borders. The garden is enclosed by panelled fencing.

COUNCIL TAX BAND

Melton Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas 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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

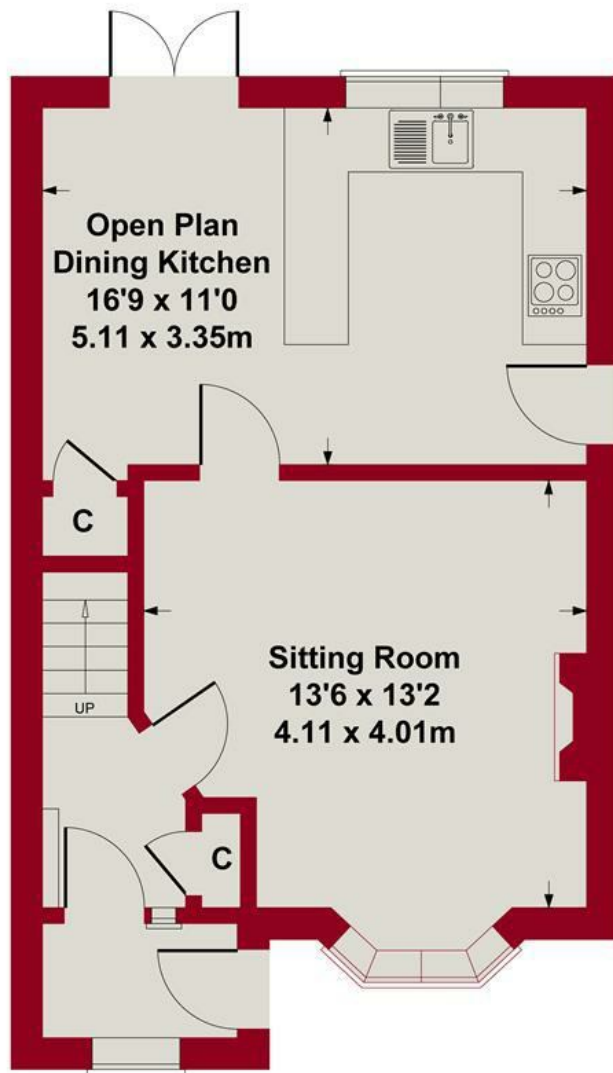
Planning applications:-

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

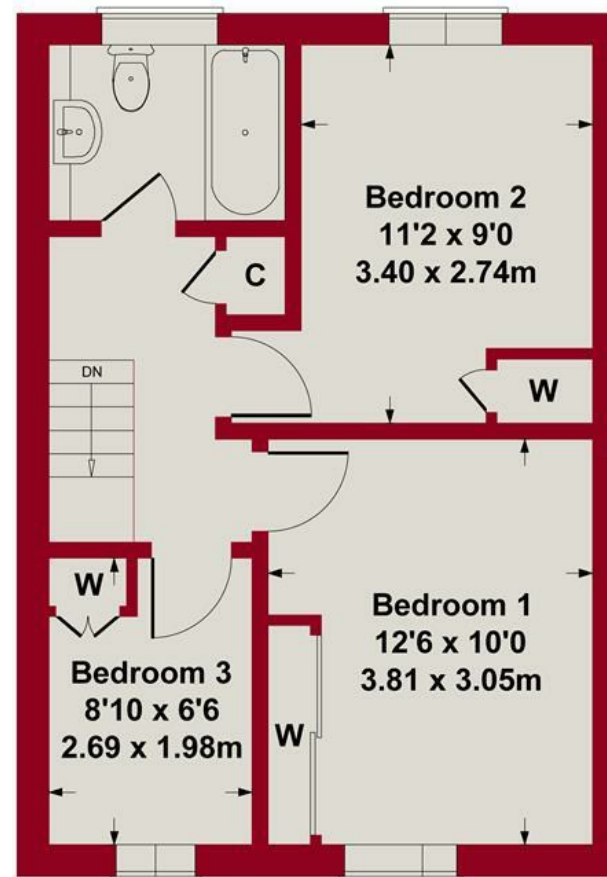








GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



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 firm's 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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