



4 Chestnut Close, Bottesford,  
Leicestershire, NG13 0DP

Chain Free £257,000  
Tel: 01949 836678

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



An excellent opportunity to purchase an extended, modernised, semi detached home positioned within a small cul-de-sac setting within this established development, all within easy reach of the heart of this highly regarded and well served Vale of Belvoir village.

Over relatively recent years the property has seen a tasteful program of modernisation with updated kitchen and bathroom, upgraded gas central heating boiler and tasteful decoration. The property has also benefitted from a small extension to the rear elevation which has allowed for the creation of a large open plan L shaped living/dining kitchen which leads out into the rear garden. Reconfiguration has also allowed for the addition of a ground floor cloak room, with the main reception lying to the front of the property being flooded with light, having a large picture window. To the first floor there are three bedrooms and main bathroom.

As well as the main accommodation the property occupies a pleasant plot set back behind an open plan frontage with driveway providing off road car standing and an easily manageable, enclosed garden, at the rear. Within the rear garden is the original garage which has been part converted to create a useful "occasional" reception space and offers potential for a home office or gym, with a small retained area at the rear providing a workshop/storage area.

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 LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**



Having wood effect laminate flooring, central heating radiator, staircase rising to the first floor and further door leading through into:

### **SITTING ROOM**

13'8" max x 12'4" max (4.17m max x 3.76m max)



A well proportioned reception flooded with light having large double glazed picture window to the front, central heating radiator, wood effect laminate flooring and further door leading through into:



### **L SHAPED DINING KITCHEN**

16'10" max x 17' max (5.13m max x 5.18m max)



A well proportioned room having been extended to the rear elevation, comprising a large enough space to accommodate a dining/living area which is open plan to the kitchen. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings, having an L shaped configuration of laminate preparation surfaces, inset composite sink and

drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including ceramic electric hob with single oven beneath, plumbing for washing machine, 3/4 high larder unit also housing central heating boiler, further space for free standing appliances, wood effect laminate flooring, central heating radiator, useful under stairs alcove and, from the dining area, double glazed French doors leading out into the rear garden.

A further door leads through into:



## GROUND FLOOR CLOAK ROOM

7'9" x 2'9" (2.36m x 0.84m)



Having a contemporary suite comprising WC with concealed cistern and vanity surround and separate vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, continuation of the wood effect flooring and double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:



### BEDROOM 1

12'10" x 10'8" (3.91m x 3.25m)



A double bedroom having aspect to the front with central heating radiator and double glazed window.

### BEDROOM 2

9'3" x 11'3" (2.82m x 3.43m)



A further double bedroom having aspect to the rear with central heating radiator and double glazed window.

### BEDROOM 3

9' x 6" (2.74m x 1.83m)



Having aspect to the front with central heating radiator and double glazed window.

### BATHROOM

7'9" x 5'4" (2.36m x 1.63m)



Tastefully appointed with a contemporary four piece suite comprising tiled panelled bath with chrome mixer tap and integral shower handset, separate shower enclosure with

glass screen and wall mounted shower mixer with independent handset and rainwater rose over, a run of vanity units providing useful storage and WC with concealed cistern and quartz effect vanity surface over with inset washbasin with chrome mixer tap, fully tiled walls, contemporary towel radiator and double glazed window.



### EXTERIOR

The property occupies a pleasant position within this small cul-de-sac setting, set back behind an open plan frontage which is mainly laid to lawn, having a driveway providing off road car standing for two vehicles. Gated access to the side leads, in turn, to the rear garden which is mainly laid to lawn with an initial paved seating area and access to what was the former garage.

## STUDIO / POTENTIAL RECEPTION

18'6" x 8'3" (5.64m x 2.51m)



The former garage has been part converted into what could be a useful "occasional" reception having been insulated, boarded and decorated and having an electric heater and double glazed window to the side and although doesn't have a building certificate, could provide a versatile space, potentially making a great home office or studio. An L shaped area at the rear which measures 7'5" x 8'9" retains a useful storage/workshop space with courtesy door into the garden.



## WORKSHOP / STORE

7'5 x 8'9 (2.26m x 2.67m)



Useful storage space or workshop, with door leading into the "studio" and further door leading off the garden.

## COUNCIL TAX BAND

Melton Borough Council - 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>

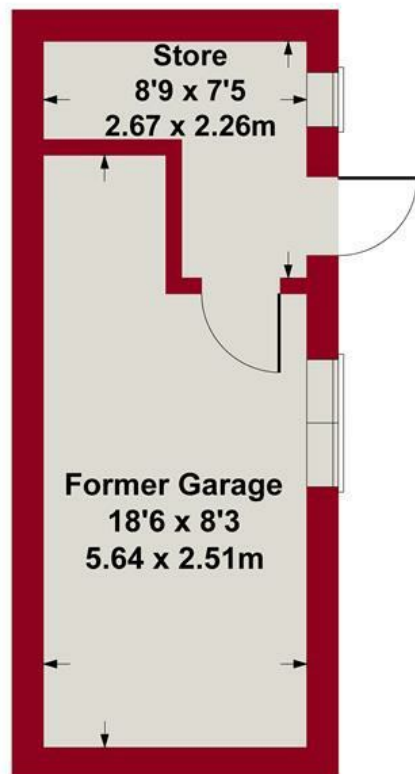
School Ofsted reports:-

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

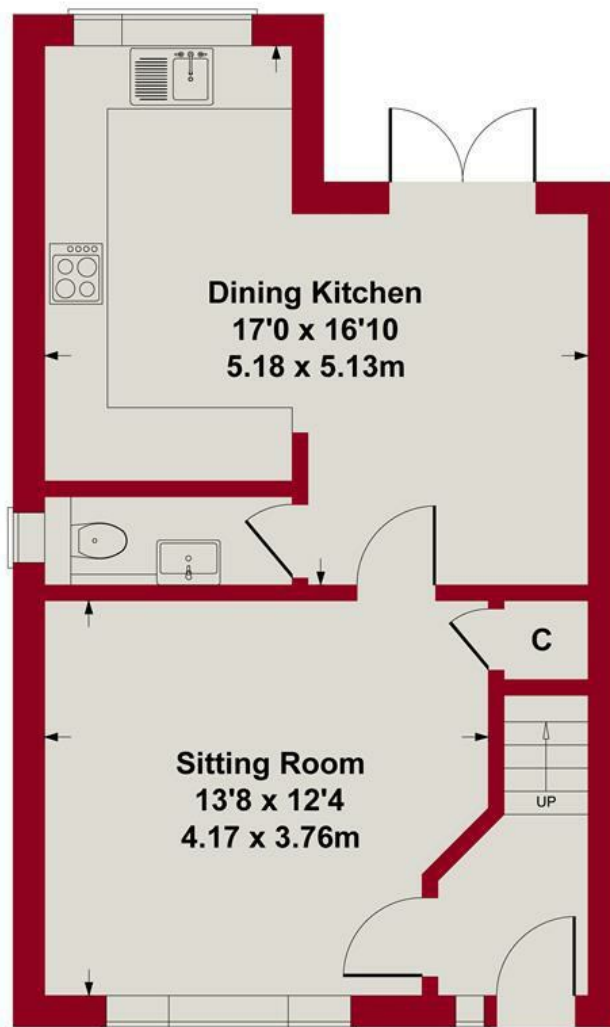
Planning applications:-

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

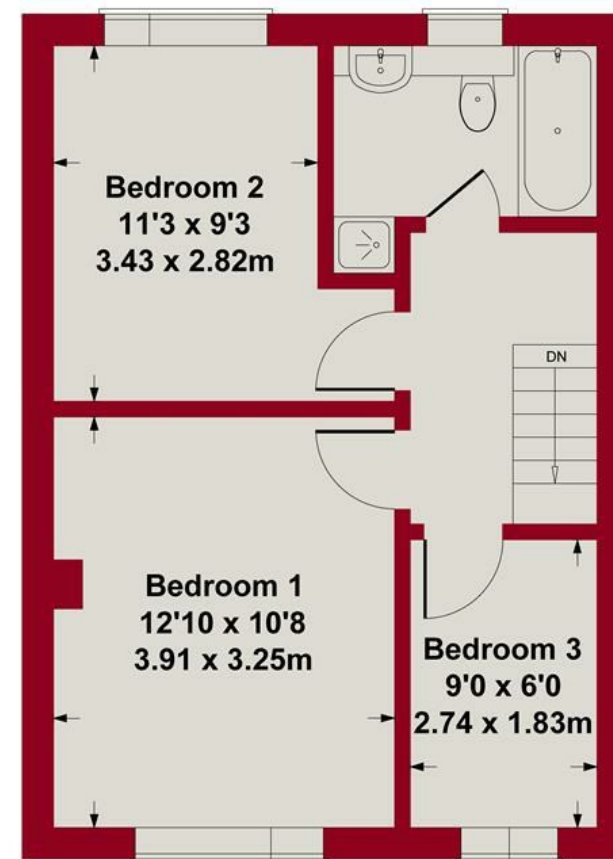




**GARAGE**



**GROUND FLOOR**

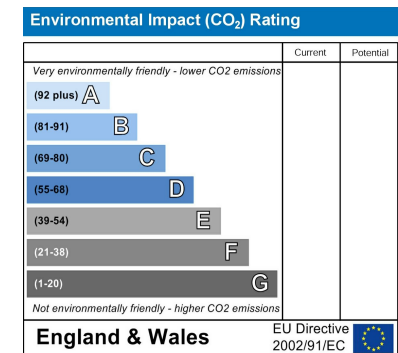
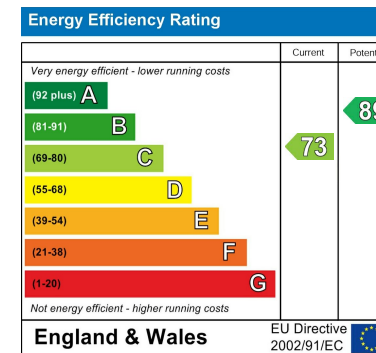


**FIRST FLOOR**

**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.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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