



**10 Wyggeston Road, Bottesford,
Nottinghamshire, NG13 0DB**

£275,000
Tel: 01949 836678

 **RICHARD
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PARTNERS
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We have pleasure in offering to the market this deceptive semi detached home, tucked away in a cul de sac setting with pleasant open aspect to the rear and located within walking distance to the heart of this highly regarded and well served village.

The property extends to just in excess of 1000 sq ft and comprises initial storm porch leading through into a central hallway, well proportioned sitting room leads into a garden room overlooking the rear, L shaped dining kitchen and ground floor wet room. To the first floor there are three double bedrooms and bathroom.

The property benefits from double glazing, gas central heating with upgraded boiler and is offered to the market with no upward chain.

The property occupies a pleasant plot with driveway and garage to the front and pleasant but manageable garden at the rear with delightful aspect across adjacent allotments and playing fields beyond.

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 TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED SIDELIGHTS LEADS THROUGH INTO:

STORM PORCH

10'2 x 3'2 (3.10m x 0.97m)

Having tiled floor, wall lantern, double glazed light through to the sitting room and open archway into:

ENTRANCE HALL

16'3 max x 11'9 max (4.95m max x 3.58m max)



Having dog leg staircase rising to the first floor with useful storage beneath, central heating radiator, coved ceiling and door to:

WET ROOM

7'2 x 5'1 (2.18m x 1.55m)



Having shower area with wall mounted mixer and rose over, close couple wc, pedestal wash basin, tiled walls,

central heating radiator, shaver point and double glazed window to the front.

SITTING ROOM

20'1 x 12'1 (6.12m x 3.68m)



A well proportioned reception open plan to the addition of a garden room at the rear, the focal point of the room is a stone fireplace with slate tiled hearth and grate, plinths to the side, coved ceiling, central heating radiator, open archway into:

GARDEN ROOM

11'5 x 5'9 (3.48m x 1.75m)



Having sliding patio doors out into the rear garden, central heating radiator, tiled floor, coved ceiling and serving hatch through to the kitchen.

DINING KITCHEN

18'6 max x 10'6 max (5.64m max x 3.20m max)



A well proportioned room offering a dining area open plan to the kitchen, which offers a distinct retro feel being fitted

with what is possibly the original kitchen, having deep blue door fronts, melamine preparation surfaces with inset stainless steel twin drainer sink, under counter Smeg oven, Hotpoint electric hob with hood over, Siemens dishwasher, AEG washing machine, space for under counter fridge, upgraded Ideal Logic gas central heating boiler.



The dining area has further central heating radiator and double glazed window to the side. An exterior door leads into a small side lobby and in turn access to the rear garden.

FROM THE ENTRANCE HALL A DOG LEG STAIRCASE WITH HALF LANDING AND DOUBLE GLAZED WINDOW TO THE SIDE, RISES TO THE:

FIRWT FLOOR LANDING

Having access to loft space, built in airing cupboard housing hot water cylinder, coved ceiling and doors to:

BEDROOM 1

12'2 x 10'9 (3.71m x 3.28m)



Having free standing wardrobes with sliding door fronts and complementing dressing table, glass shelved alcove, central heating radiator, coved ceiling and double glazed window to the front.

BEDROOM 2

11'11 x 11'7 (3.63m x 3.53m)



A further double bedroom having panoramic views to the

rear across adjacent allotments and playing field beyond, fitted with a generous range of integrated furniture with full height wardrobes and overhead storage cupboards, dressing table and side units, central heating radiator and double glazed window.

BEDROOM 3

11'2 x 10'7 (3.40m x 3.23m)



A further double bedroom having windows to two elevations including double glazed dormer window at the rear affording excellent views across the allotments. Fitted with low level desk unit and under-counter drawers, three quarter height wardrobe, coved ceiling, central heating radiator and UPVC double glazed window.

BATHROOM

7'11 x 6'5 (2.41m x 1.96m)



Having enamelled bath with wall mounted shower over, mid flush wc, vanity unit with inset wash basin, access into useful under eaves storage area/laundry cupboard, double glazed window to the front..

EXTERIOR

The property is tucked away in this small cul de sac setting set back from the road behind a frontage which is mainly laid to lawn with established borders and driveway providing off road car standing and leading to the:

INTEGRAL GARAGE

15'8 x 7'11 (4.78m x 2.41m)

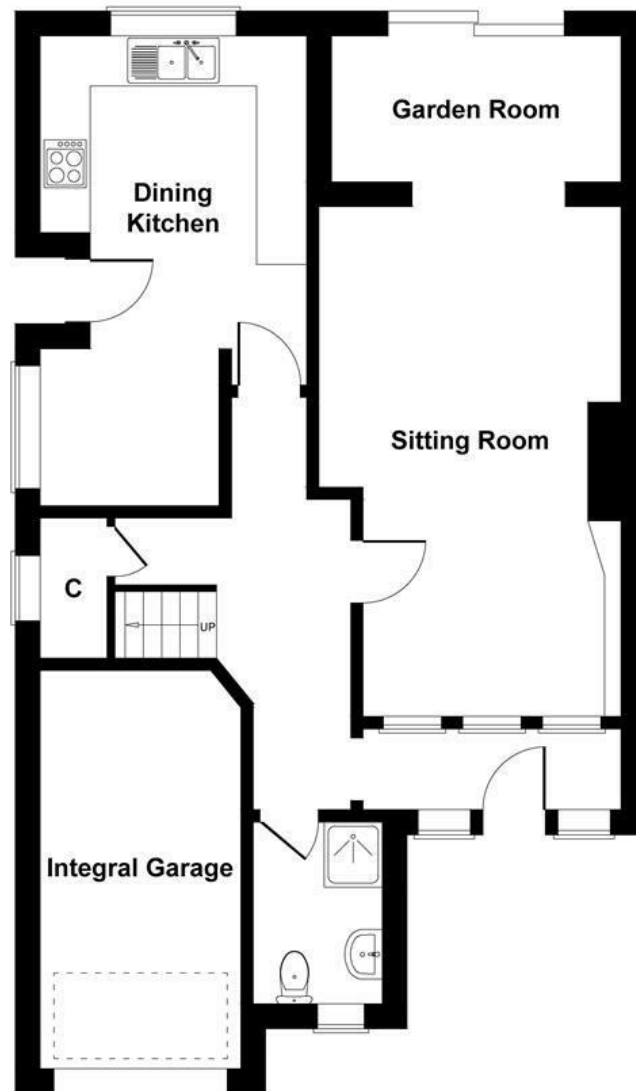
Having electric sectional up and over door, power and light, wall mounted electrical consumer unit and gas meter, stainless steel sink with hot and cold taps, double glazed window to the side.

REAR GARDEN

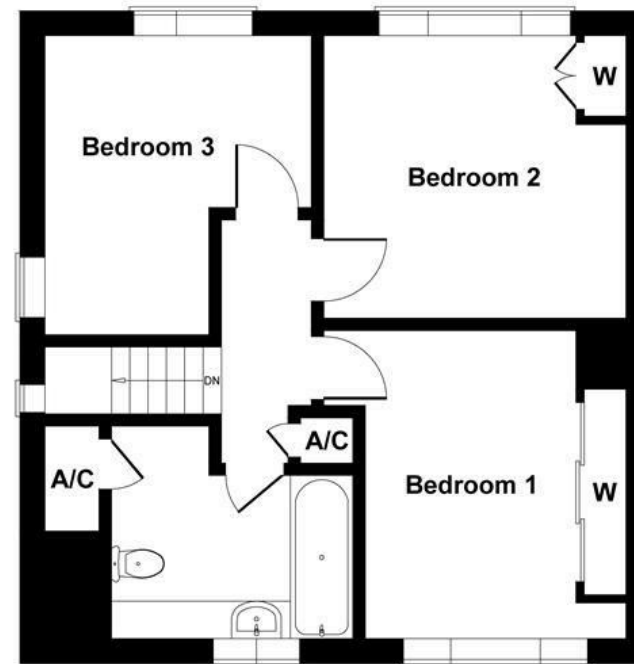
There are two paved seating areas and central lawn, established borders and low level fence with delightful aspect to adjacent allotments.

COUNCIL TAX BAND

Melton Borough Council - Tax Band C.



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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 71 |
| 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 |



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