



15 Albert Street, Bottesford,  
Nottinghamshire, NG13 0AJ

Guide Price £575,000

Tel: 01949 836678

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



We have pleasure in offering to the market this fascinating individual detached period cottage which offers a deceptive level of accommodation situated on a fantastic established and generous plot which benefits from a westerly rear aspect and is located a short walking distance to the heart of this highly regarded and well served village.

Understood to have formerly been two cottages the property was later converted into one home and offers a versatile level of accommodation over two floors, comprising initial spacious entrance hall leading through into an attractive sitting room with exposed beams and feature fireplace, open plan living/dining kitchen with snug area and utility off, with small study and cloakroom.

To the first floor there are four bedrooms and bathroom which all lead off a spacious central landing, currently utilised as a first floor reception area but potentially could be sub-divided to create a further double bedroom.

One of the main features of the property is its stunning established plot which is particularly generous by modern standards. Having initial driveway providing off road parking for several vehicles and leading to a superb rear garden with central lawn, well stocked borders with an abundance of established trees and shrubs, and attractive water feature. The garden has a south to westerly aspect catching most of the day's sun making it an ideal outdoor space. In addition located within the garden is a useful brick built workshop which, subject to consent, could offer scope for creation of additional accommodation possibly as a home office.

Overall this is a wonderful individual home in a central village location with viewing coming highly recommended to appreciate the unique nature of this home.

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 PINE ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

12'8 x 11'0 (3.86m x 3.35m)



A well proportioned initial entrance having a wealth of character with heavily beamed ceiling, stone chimney breast with flagged hearth and gas stove, deep pine skirting and architrave, central heating radiator, multi-pane windows to the front, staircase rising to the first floor and further stripped pine doors to:

### SITTING ROOM

18'10 x 13'4 (5.74m x 4.06m)



A well proportioned reception having dual aspect with

double glazed bow window to the front and additional window to the side, the focal point of the room is a fireplace with raised stone flagged hearth, solid fuel log burner and timber beams above, exposed stone elevation, shelved alcoves, two central heating radiators, heavily beamed ceiling.

### LIVING / DINING KITCHEN

19'8 max x 19'7 max (5.99m max x 5.97m max)



A well proportioned open plan living/dining space which benefits from windows to three elevations and comprises an initial dining area which is open plan to the kitchen and in turn a snug/reception area at the foot with aspect into the rear garden.

### KITCHEN / DINING AREA

19'7 max x 12'4 max (5.97m max x 3.76m max)



Having oak effect flooring, deep pine skirting, central heating radiator, inset downlighters to the ceiling, multi-pane bow window to the side.

The kitchen is fitted with a range of cottage style wall, base and drawer units, laminate preparation surfaces with one and a third bowl sink and drainer unit, tiled splashbacks, Neff ceramic hob with concealed extractor over, Neff double oven, integrated dishwasher, inset downlighters to the ceiling, tiled floor and cottage latch door giving access into a shelved pantry/storage cupboard.

### SNUG / RECEPTION

10'8 x 6'9 (3.25m x 2.06m)



Having central heating radiator, double glazed multi-pane window to the rear and door to:

### UTILITY ROOM

8'3 x 9'9 max (2.51m x 2.97m max)



Having fitted base unit with sink and drainer unit over, plumbing for washing machine, space for further free standing appliances, built in shelved cupboard, central heating radiator and stable door leading through into:

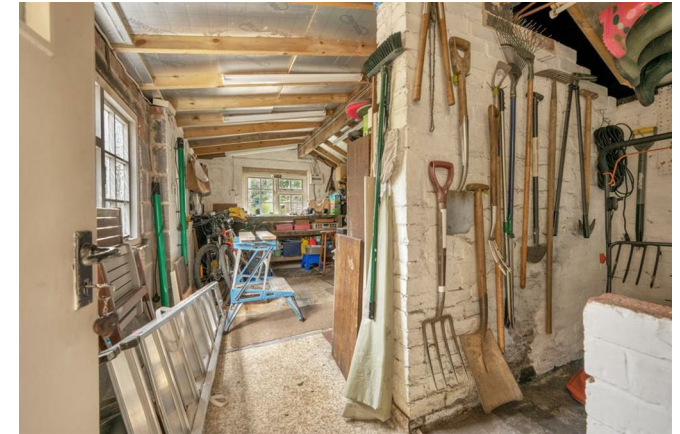
### REAR ENTRANCE PORCH

4'9 x 4'2 (1.45m x 1.27m)

Leading out into the garden and having cold water tap and door to:

### WORKSHOP

18'0 x 9'6 (5.49m x 2.90m)



Ideal as storage or workshop space but alternatively, subject to necessary consents, could provide potential for additional accommodation. Having power and light with separate consumer unit, multi-pane windows to the front and rear.

From the entrance hall a cottage latch ledge and brace door leads through into:



### CLOAKROOM

7'9 x 9'3 max (2.36m x 2.82m max)



This area also incorporates a useful built in storage cupboard as well as further understairs storage. The cloakroom is fitted with a close coupled wc, vanity unit with tiled surface and inset wash basin, exposed beams to the ceiling, deep pine skirting, central heating radiator and multi-pane window.

FROM THE ENTRANCE HALL A STAIRCASE RISES TO THE:

### FIRST FLOOR LANDING

13'7 x 10'11 (4.14m x 3.33m)

A split level landing having access to loft space which houses the gas central heating boiler and cottage latch doors to:

### BEDROOM 1

12'5 x 11'0 (3.78m x 3.35m)



An L shaped double bedroom having built in wardrobes with overhead storage cupboards, central heating radiator and double glazed window.

### BEDROOM 2

13'7 x 8'2 (4.14m x 2.49m)



A further double bedroom having built in wardrobes with shelving to the side, central heating radiator, inset downlighters to the ceiling and double glazed window.

### BEDROOM 3

12'6 x 11'0 max (3.81m x 3.35m max)



A further double bedroom having dual aspect with particularly attractive view into the rear garden, central heating radiator, two double glazed windows.

### BEDROOM 4

9'9 x 8'0 (2.97m x 2.44m)



Having central heating radiator and double glazed window.



## CENTRAL OPEN LANDING / RECEPTION

13'7 x 10'11 (4.14m x 3.33m)



This area has been utilised by the current owners as home office space but potentially be sub-divided to create a further bedroom if required.

## BATHROOM

9'9 x 8'0 (2.97m x 2.44m)



Having panelled bath, quadrant shower enclosure with sliding glass double doors and shower mixer, close coupled wc, pedestal wash basin, tiled splashbacks, contemporary towel radiator, shelved linen cupboard with central heating radiator, inset downlighters and double glazed window.

## EXTERIOR



The property occupies a generous plot and is accessed via a gated driveway onto a stone chipping driveway providing a good level of off road parking, with shrub borders and timber courtesy gate leading into the rear garden.

## REAR GARDEN



A fantastic lovingly established well proportioned space, benefitting from a south to westerly aspect with continuation of the stone chipping area which could provide additional parking if required.



The rear garden is mainly laid to lawn and is beautifully maintained and established with well stocked borders having an abundance of trees and shrubs, ornamental pond with rill, pebbled seating area, vegetable garden, enclosed in the main by timber fencing. The garden lies in the region of 100 ft in depth and approaching 70 ft in width at its widest point.







### **COUNCIL TAX BAND**

Melton Borough Council - Tax Band E.

### **IMPORTANT NOTICE**

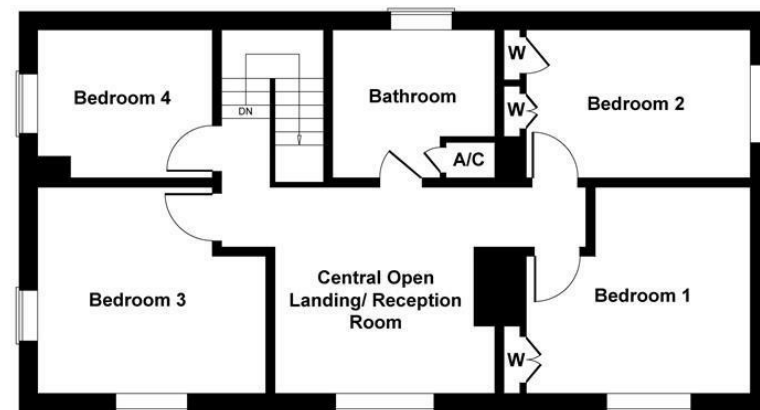
ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

### **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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 <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		
England & Wales		EU Directive 2002/91/EC



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



**RICS**



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