



40 Bowbridge Gardens, Bottesford,  
Leicestershire, NG13 0AZ

**O.I.R.O £300,000**  
Tel: 01949 836678

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An opportunity to purchase an immaculately presented, detached chalet style home which offers a versatile level of accommodation spanning two floors and which, over past years, has undergone a significant program of improvements including a single storey extension to the rear elevation which, combined with the adjacent kitchen, provides a fantastic every day living/entertaining space flooded with light, having a large sky lantern and French doors leading into the rear garden.

The property in it's current layout comprises initial entrance hall with attractive high vaulted ceiling up to a galleried landing above, large open plan living/dining kitchen, the kitchen area appointed with a generous range of contemporary units and large central island unit providing an superb working area with integrated appliances and an excellent level of storage. Leading off the kitchen is a useful utility.

A further separate sitting room offers another versatile reception space which alternatively could be utilised as a ground floor double bedroom which, in conjunction with the adjacent contemporary shower room could potentially allow the property to be utilised as purely single storey living if required. To the first floor there are two further double bedrooms, one of which benefits from ensuite facilities, and both offer contemporary fitted furniture with wardrobes, drawer units and side tables. In addition the property benefits from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout.

As well as the internal accommodation the property occupies a pleasant established plot with a landscaped frontage providing an excellent level of off road parking which continues to the side and, in turn, the rear of the property where there is a detached brick built garage. The rear garden again has been landscaped with a large terrace which links back into the living area of the kitchen, central lawn and well stocked perimeter borders.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

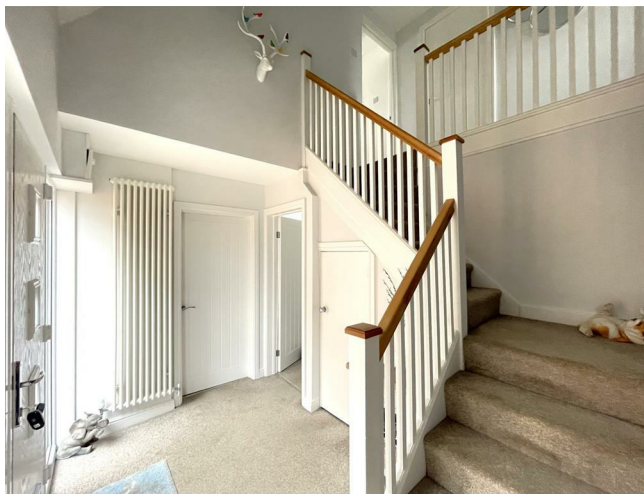
## BOTTESFORD

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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

10'5" x 8'10" into stairwell (3.18m x 2.69m into stairwell)



An attractive initial entrance vestibule having high vaulted ceiling, exposed purlin, spindle balustrade turning staircase rising to first floor landing, useful under stairs storage cupboard beneath, contemporary column radiator and two double glazed windows to the front.

Further doors leading to:



### LIVING/DINING KITCHEN

22'5" x 17'6" (6.83m x 5.33m)

A fantastic space which has been extended to the rear creating a living/dining area leading off the main kitchen combined giving over 400sq.ft. of floor area and providing an excellent every day living/entertaining space that leads out into the rear garden.

## KITCHEN

12' x 17'5" (3.66m x 5.31m)



The kitchen is beautifully appointed with a generous range of contemporary gloss fronted wall, base and drawer units having 3/4 high larder units providing an excellent level of storage, oak butcher's block preparation surfaces including central island unit with integral breakfast bar providing informal dining and creating an excellent working area, inset ceramic sink and drain unit with swan neck mixer tap and tiled splash backs, integrated appliances including Neff ceramic hob with contemporary chimney hood over, CDA double oven and dishwasher, space for free standing American style fridge freezer, column radiator and separate towel radiator, attractive oak stripped wood flooring, inset downlighters to the ceiling and two open doorways lead through into:



## LIVING AREA

9'3" x 15'9" (2.82m x 4.80m)



A fantastic space creating an additional reception/dining area, flooded with light having both large sky lantern to the ceiling and double glazed French doors and windows leading out into the rear garden, continuation of attractive oak stripped wood flooring, deep skirting, inset downlighters to the ceiling and contemporary column radiator.



Off the kitchen a further door leads to:



### UTILITY ROOM

8' x 5" (2.44m x 1.52m)



Having fitted base units with preparation surface over, plumbing for washing machine, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:



### SITTING ROOM

14'11" x 10'9" (4.55m x 3.28m)



A further versatile reception space which could potentially provide a ground floor bedroom if required the focal point to the room being attractive contemporary finished stone fire surround, mantle and hearth, the room having deep skirting, inset downlighters to the ceiling, central heating radiator and double glazed window to the front.

## SHOWER ROOM

9'11" x 5'8" (3.02m x 1.73m)



A well proportioned shower room having a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, wall hung vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, wood effect tiled floor, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING



Having attractive part pitched ceiling and useful walk in under eaves cupboard.

Further doors leading to:

## BEDROOM 1

13'3" x 12' (4.04m x 3.66m)



A well proportioned double bedroom having aspect to the rear, fitted with a generous range of integrated

contemporary furniture with full height wardrobes fitted by Hammonds, low level drawer units and dressing table, central heating radiator and double glazed window.

## BEDROOM 2

11'10" ex wardrobes x 10'2" (3.63m ex wardrobes x 3.10m)



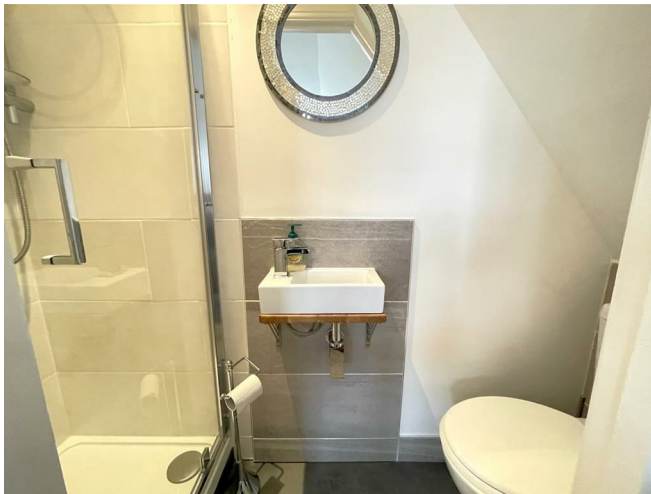
A further double bedroom which benefits from ensuite facilities having built in under eaves wardrobes and storage cupboard, central heating radiator and double glazed window to the front.

A bifold door leads through into:





**ENSUITE SHOWER ROOM**  
6'6" x 2'2" (1.98m x 0.66m)



Having suite comprising shower enclosure with glass screen and wall mounted electric shower, close coupled WC, wall mounted washbasin with chrome mixer tap and tiled splash backs and inset downlighters to the ceiling.

## EXTERIOR



The property occupies a pleasant position on a thoughtfully landscaped plot with an excellent level of off road parking having large block set and pea gravel driveway to the front which continues to the side of the property and, in turn, a garage at the rear. The rear garden is well maintained having initial paved terrace and central lawn with perimeter borders well stocked with established shrubs enclosed in the main by fencing and hedging.



## COUNCIL TAX BAND

Melton Borough Council - Band C

## TENURE

Freehold




**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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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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**RICS**



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