



**7 Castle Close, Bottesford, Leicestershire,
NG13 0EH**

£495,000

Tel: 01949 836678

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

- Detached Family Home
- 5 Bedrooms
- Ensuite & Main Bathroom
- Spacious Utility/Laundry Room
- Off Road Parking & Garage
- Extended & Reconfigured
- 3 Reception Areas
- Ground Floor Cloak Room
- Established Plot
- Cul-De-Sac Location

We have pleasure in offering to the market this detached family orientated home tucked away on a small cul-de-sac setting. The property is immaculately presented and has been extended and reconfigured to offer approximately 1,800 sq.ft. of internal accommodation with off road parking and integral garage making it perfect for families.

Internally the property offers a great deal of versatility with up to three reception areas two of which are open plan to a central kitchen, providing an excellent everyday living/entertaining space with aspects to both the front and rear. In addition there are five bedrooms, all of which are capable of accepting double beds, the principle room benefitting from a generous ensuite facility, and separate family bathroom. In addition there is a well proportioned utility/laundry room and useful ground floor cloak room.

The property offers tastefully decoration throughout, benefitting from UPVC double glazing and gas central heating and occupies a pleasant cul-de-sac location with off road parking and garage and an established, well stocked garden at the rear, all positioned within walking distance of the heart of this highly regarded and well served Vale of Belvoir village.

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.

AN OPEN FRONTED PORCH LEADS TO A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

15'10" x 6'11" max into stairwell (4.83m x 2.11m max into stairwell)

A pleasant initial entrance hall having oak effect laminate flooring, coved ceiling, inset downlighters, deep skirtings, spindle balustrade staircase rising to the first floor landing and further doors, in turn, leading to:

GROUND FLOOR CLOAK ROOM

5' x 2'7" (1.52m x 0.79m)

Having a contemporary suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the front.

OPEN PLAN LIVING/DINING KITCHEN

29'5" x 9'7" in total (8.97m x 2.92m in total)

A fantastic, well proportioned, open plan everyday living/entertaining space which comprises an initial reception area large enough to accommodate both living and dining and benefitting from electric under floor heating and bifold doors leading out into the rear garden. This in turn opens out into a modern fitted kitchen and wraps round into the main living room which combined creates a wonderful entertaining space.

The kitchen area is appointed with a generous range of gloss fronted base units with butchers block preparation surfaces including a central island unit providing a further working area with additional storage beneath; stainless steel twin bowl sinks with articulated mixer tap and mosaic tiled splash backs; integrated appliances including Lamona five ring gas hob with stainless steel splash back, double oven, dishwasher and fridge; continuation of oak effect flooring, inset downlighters to the ceiling and double glazed window to the rear.

The kitchen, in turn, opens out into:

SITTING ROOM

16'3" x 11'11" (4.95m x 3.63m)

Having continuation of the oak effect flooring, inset downlighters to the ceiling and double glazed window to the front.

Returning to the dining area of the kitchen a further doors lead through into:

SNUG/FAMILY ROOM

11'5" x 10'8" (3.48m x 3.25m)

A versatile reception providing an additional sitting or playroom having access out into the rear garden, inset downlighters to the ceiling and double glazed French doors and side lights.

UTILITY ROOM

18'4" x 8'8" (5.59m x 2.64m)

A fantastic well proportioned space having fitted larder base units with two runs of work surfaces, plumbing for washing machine and space for a further free standing appliance. In addition the room having wood effect laminate flooring, inset downlighters to the ceiling, double glazed window to the front and a courtesy door giving access into:

INTEGRAL GARAGE

18' deep x 12' wide (5.49m deep x 3.66m wide)

Having electric roller shutter door, power and light and providing either car parking, workshop or storage space and also housing the gas central heating boiler.

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

FIRST FLOOR LANDING

Having access to loft space above, inset downlighters to the ceiling, built in airing cupboard and, in turn, further doors leading to:

BEDROOM 1

15'6" into dormer x 11'5" (4.72m into dormer x 3.48m)

A well proportioned principle bedroom benefitting from ensuite facilities and having an aspect to the front with walk in double glazed dormer window, inset downlighters to the ceiling and a further door leading through into a generous:

ENSUITE SHOWER ROOM

11'4" x 8'5" (3.45m x 2.57m)

Appointed with a contemporary suite comprising double width shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin and having tiled floor, inset downlighters to the ceiling and double glazed dormer window to the rear.

BEDROOM 2

11'6" x 10'9" (3.51m x 3.28m)

A further double bedroom having an aspect into the rear garden, benefitting from built in wardrobes and a double glazed window.

BEDROOM 3

13'8" x 8'8" (4.17m x 2.64m)

A further double bedroom having an aspect to the front with double glazed window.

BEDROOM 4

12'9" (15'8" max into dormer) x 9'7" (3.89m (4.78m max into dormer) x 2.92m)

Again a double bedroom having an aspect to the front with double glazed walk in dormer window.

BEDROOM 5

10'2" x 7'10" (3.10m x 2.39m)

Currently utilised as a first floor office but would be large enough to accommodate a double bed or would make a generous child's single bedroom, having an aspect to the front and double glazed window.

BATHROOM

7'9" x 5'10" (2.36m x 1.78m)

Having been tastefully modernised with a contemporary suite comprising double ended bath with centrally mounted chrome mixer tap and further wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant established plot, relatively generous by modern standards exceeding 100 ft. in depth and including a well proportioned rear garden, tucked away in a cul-de-sac setting. The property is set back behind an open plan frontage which is mainly laid to lawn with established trees and shrubs and enclosed by hedging and panelled fencing. A driveway provides off road car standing and, in turn, leads to an integral garage and the front door. To the rear of the property is an generous enclosed garden with an initial timber decked

leading back into the living area of the kitchen and the family room/snug. The remainder of the garden is mainly laid to lawn terrace with established trees and shrubs and is enclosed by hedging and panelled fencing.

COUNCIL TAX BAND

Melton Borough Council - Band F

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).

The property backs onto the "poacher Line" a regional service operated by East Midlands Railway, linking Nottingham to Skegness but also connecting to Grantham, Peterborough, and Lincoln. The station is walking distance away, providing a valuable asset to the village.

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>

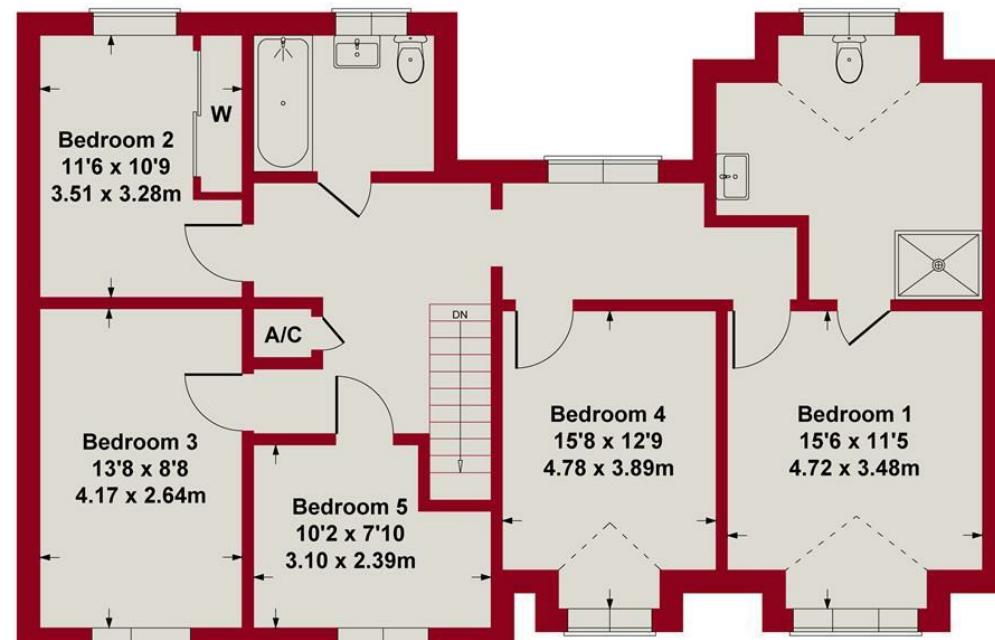












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 firms 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.

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



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