



**5 Bowbridge Gardens, Bottesford,
Leicestershire, NG13 0AZ**

No Chain £277,500
Tel: 01949 836678

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

Being offered to the market with no upward chain is this detached, single storey home, located within a popular area of the village, on a level plot with easy access to the wealth of local amenities.

This detached bungalow would be ideal for those downsizing within the village, offering accommodation comprising initial L shaped entrance hall, fitted kitchen, main sitting room which leads through into the useful addition of a conservatory at the rear, two double bedrooms and modernised shower room.

In addition the property offers gas central heating and UPVC double glazing and occupies a pleasant plot with an excellent level of off road parking, useful car port, garage to the side and enclosed westerly facing garden at the rear.

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.

AN OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND, IN TURN, INTO THE:

MAIN L SHAPED ENTRANCE HALL

9'5" x 9'9" max (2.87m x 2.97m max)

An L shaped entrance vestibule having useful built in airing cupboard which also houses the gas central heating boiler, central heating radiator and access to loft space above.

Further doors leading to:

KITCHEN

12'4" x 10'2" (3.76m x 3.10m)



SITTING ROOM

17'8" max x 10'1" max (5.38m max x 3.07m max)



A well proportioned reception having access into the conservatory, the focal point to the room being feature fire surround and mantel with marble hearth and back and electric fire, coved ceiling, central heating radiator and double glazed French doors leading through into:

CONSERVATORY

11'9" x 10'10" (3.58m x 3.30m)



A useful addition to the property providing a further versatile reception space currently utilised as an additional sitting/dining room having a pleasant aspect into the rear garden. The room having double glazed windows with opening top lights, central heating radiator and double glazed French doors into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A SMALL INNER LOBBY GIVES ACCESS INTO:

BEDROOM 1

14' max inc wardrobes x 10'2" (4.27m max inc wardrobes x 3.10m)



A well proportioned double bedroom having aspect to the front with built in, full height wardrobes with shelved alcove to the side, central heating radiator and double glazed window.



BEDROOM 2

10'3" x 9'7" (3.12m x 2.92m)



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



SHOWER ROOM

7'2" x 5'6" (2.18m x 1.68m)



Tastefully appointed with a modern suite comprising quadrant shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator, fully tiled walls and double glazed window.

EXTERIOR



The property occupies a pleasant plot which benefits from

a westerly rear aspect, set well back behind a part open plan frontage with a generous gravelled and block set driveway providing an excellent level of off road parking with established borders at the front. The driveway continues down the side of the property, again providing further off road car standing, having a covered car port with cold water tap and wall light point, and proceeds to the rear of the property where there is a detached garage with up an over door. A timber courtesy gate gives access into the rear garden which has been lovingly established over the years, benefitting from a westerly rear aspect with initial paved terrace leading onto a central lawn with block set edging and well stocked perimeter borders with a range of mature trees and shrubs.





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

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric 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/>

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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