



Plot 4, 51 Station Road, Bottesford,  
Nottinghamshire, NG13 0EB

**£279,995**  
Tel: 01949 836678

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



This property forms one of four individually detached cottage style homes nearing completion and finished to a high specification by an independent developer, with a great deal of thought and attention to detail with attractive double fronted facade with central canopied porch leading into an entrance hall with built in storage and ground floor cloakroom.

The main sitting room has southerly aspect to the front as well as a tastefully appointed breakfast kitchen fitted with a range of contemporary wall and base units and integrated appliances, with westerly aspect to the side and French doors to the south leading out onto a paved terrace. To the first floor there are two double bedrooms, both with ensuite facilities and dormer windows affording elevated views across to an opposing paddock.

The properties offer gas fired central heating and underfloor heating to the ground floor, attractive anthracite finish double glazed windows, neutral decoration throughout, deep skirting and architrave, oak internal doors and pleasant but manageable landscaped gardens with an excellent level of off road parking and southerly.

Overall this would be an excellent opportunity particularly for single or professional couples, or those downsizing from larger dwellings looking for a modern efficient detached home within a fantastic village setting.

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 ANTHRACITE FINISH WOODGRAIN EFFECT GRP ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### ENTRANCE HALL

13'1 max x 8'0 (3.99m max x 2.44m)

A pleasant initial entrance having wood effect laminate flooring, deep skirting, wall mounted electrical consumer

unit, double glazed window to the front, turning staircase rising to the first floor and oak veneer door to:

### SITTING ROOM

12'10 x 11'6 (3.91m x 3.51m)

A light and airy reception benefitting from a dual aspect with double glazed windows to the side and further window to the front benefitting from a southerly aspect across to opposing paddock.

### BREAKFAST KITCHEN

13'3 x 12'10 (4.04m x 3.91m)

A well proportioned light and airy room benefitting from a dual aspect having double glazed window south and French doors to the west leading out onto a paved terrace. The kitchen is fitted with a generous range of contemporary units and square edge preparation surfaces, stainless steel sink and drainer unit and integrated appliances including Lamorna ceramic hob with chimney hood over and single oven beneath, integral dishwasher, fridge and freezer, washing machine. Having wood effect laminate flooring, deep skirting, inset downlighters to the ceiling.

### CLOAKROOM

6'2 x 4'2 (1.88m x 1.27m)

Located off the entrance hall and having contemporary wc and wash basin, wall mounted gas central heating boiler and underfloor heating manifolds.

FROM THE ENTRANCE HALL A TURNING STAIRCASE WITH SPINDLE BALUSTRADE RISES TO THE:

### FIRST FLOOR LANDING

Having part pitched ceiling with inset skylight, oak veneer doors to:

### BEDROOM 1

12'11 x 9'10 (3.94m x 3.00m)

Having pleasant aspect to the front, deep skirting, two built in storage cupboards, central heating radiator, double glazed dormer window overlooking the paddocks and door to:

### ENSUITE SHOWER ROOM

9'10 x 2'8 (3.00m x 0.81m)

Will be fitted with a contemporary suite.

### BEDROOM 2

12'9 x 10'0 (3.89m x 3.05m)

A further double bedroom having pleasant aspect to the front, deep skirting, two built in storage cupboards, UPVC double glazed dormer window overlooking paddocks.

### ENSUITE SHOWER ROOM

9'10 x 2'7 (3.00m x 0.79m)

Having shower enclosure with wall mounted shower mixer, wash basin and wc. contemporary towel radiator and inset downlighter to the ceiling.

### EXTERIOR

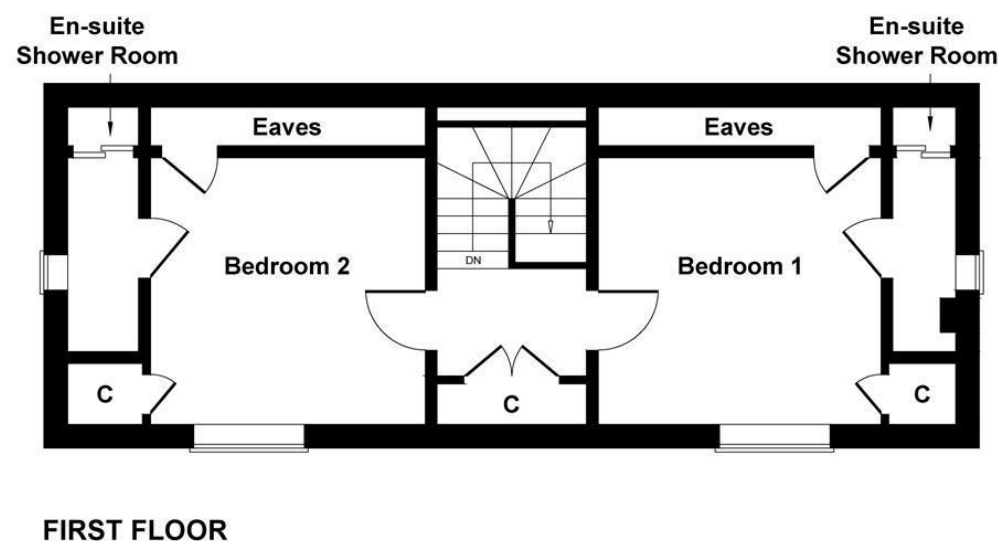
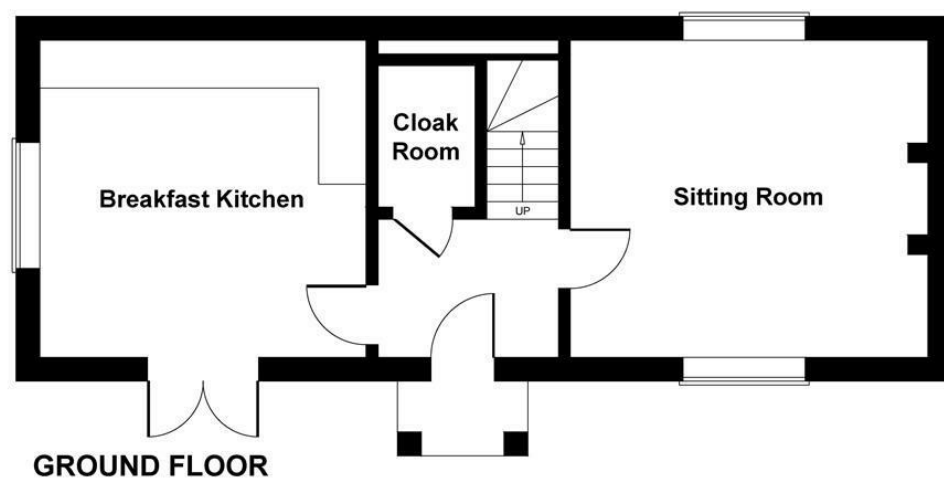
The property occupies a convenient location in a pleasant close shared with three other similar dwellings, tucked away overlooking an opposing paddock and benefitting from a southerly aspect. The gardens are landscaped to provide low maintenance with the frontage being partly lawned with stone paved terrace linking back into the living area of the kitchen and adjacent gravel driveway provides off road car standing.

A pathway to the side of the property leads to the rear with lawned garden.



### COUNCIL TAX BAND

Melton Borough Council - Tax Band tbc.





#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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