

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**ROSARIO, 79 GRANTHAM ROAD, BOTTESFORD,  
LEICESTERSHIRE NG13 0EG**

**£830,000**

# ROSARIO, 79 GRANTHAM ROAD, BOTTESFORD, LEICESTERSHIRE NG13 0EG

WITH AN ANNEX! Even after my 40 years of Estate agency and selling many unique homes in this area, a property still comes along that captures your attention.... and Rosario goes onto that list.

Far more than just an attractive detached home located just a couple of minutes' walk from the centre of Bottesford, it comes complete with an attached self-contained bungalow annex to the rear, which would be ideal for those families who have elderly relatives or teenagers/nannies who appreciate their independence! For those looking to venture into the world of Airbnb... this could be perfect as there is a separate independent access door into the Annex.

For those who are looking for a separate 'Home Office' following a change of work pattern and location... this one has it!

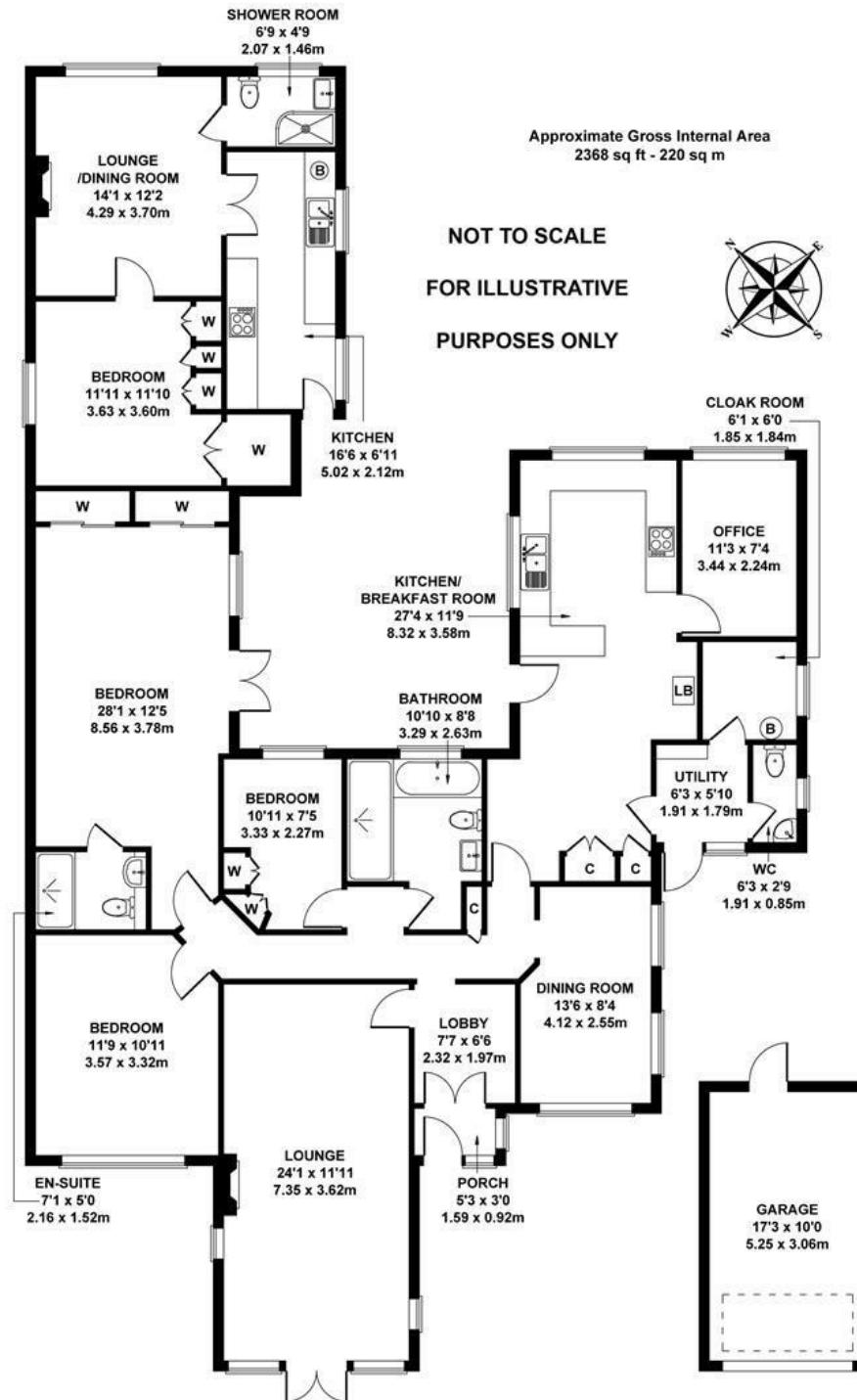
Entrance porch, reception hallway, extended lounge, breakfast kitchen, utility porch, downstairs W.C., dining room, main bedroom with an en-suite shower room, two further double bedrooms and a recently upgraded family bath / shower room.

To the rear is the Annex... breakfast kitchen, dining lounge, bedroom and upgraded shower room... it's all 'ready to move into'.

The overwhelming sense of space of the interior is well complemented by delightful gardens to the front and rear which enjoys complete privacy – indeed, when sitting out in the garden you would be forgiven for thinking you were in a peaceful village somewhere in the heart of Vale of Belvoir!

This is without doubt a home for those who are looking for something a little different. It is handy for the local schools and the railway station as well as the shops within the centre of the Village where there is also a regular bus service to Nottingham.





NOT TO SCALE  
FOR ILLUSTRATIVE  
PURPOSES ONLY



**Energy Efficiency Rating**

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

Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

## Council Tax Band

P

Bottesford is a very much sought-after village well equipped with local amenities including primary and secondary schools, a good range of local shops, doctor's surgery, dentist and a number of pubs and restaurants. The village is by-passed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester.

**DIRECTIONAL NOTE** The property is located on a service road that runs parallel to Grantham Road within the Village. The location is clearly denoted by our Hammond Property Services For Sale board.

**For Sat Nav use Post Code: NG13 0EG**

Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  
[onTheMarket.com](https://www.onthemarket.com)



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## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

**childline**

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[childline.org.uk](https://www.childline.org.uk) | 0800 1111



**B.H.T.A.**  
BINGHAM HERITAGE TRAILS ASSOCIATION



football in the  
community



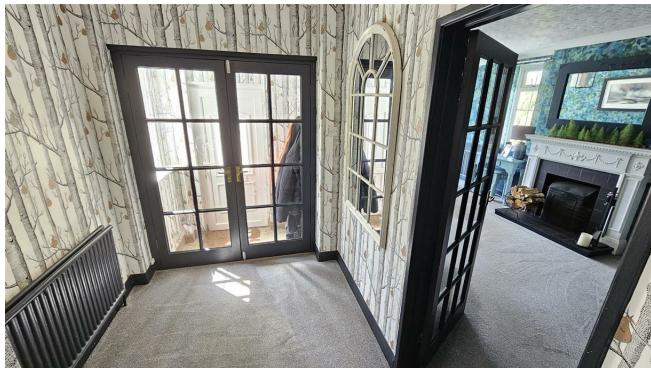
For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



#### THE GLORIOUS GARDENS

To the rear is a fully enclosed and wide lawned garden with sun terrace/patio and mature lawned gardens beyond. There is also an outside tap. Mature shrubs and trees surround the garden and there is a perfectly created seating area from which to enjoy the last drops of Merlot or a cup of tea! A further area at the top of the garden is dedicated to relaxation due to the 'sunshine all day' and wide blue skies... a wonderful haven!





Double glazed entrance door into the

**ENTRANCE PORCH**

further door into the

**RECEPTION HALLWAY**

7'6 x 6'6 (2.29m x 1.98m)

**LOUNGE**

24'0 x 12'0 (7.32m x 3.66m)





**INNER HALLWAY**

**LARGE BREAKFAST KITCHEN**

27'4 x 11'9 (8.33m x 3.58m)

**HOME OFFICE / STUDY**

11'3 x 7'4 (3.43m x 2.24m)





**UTILITY ROOM**

6'3 x 6'0 (1.91m x 1.83m)

**CLOAKROOM / W.C.**

**DINING ROOM**

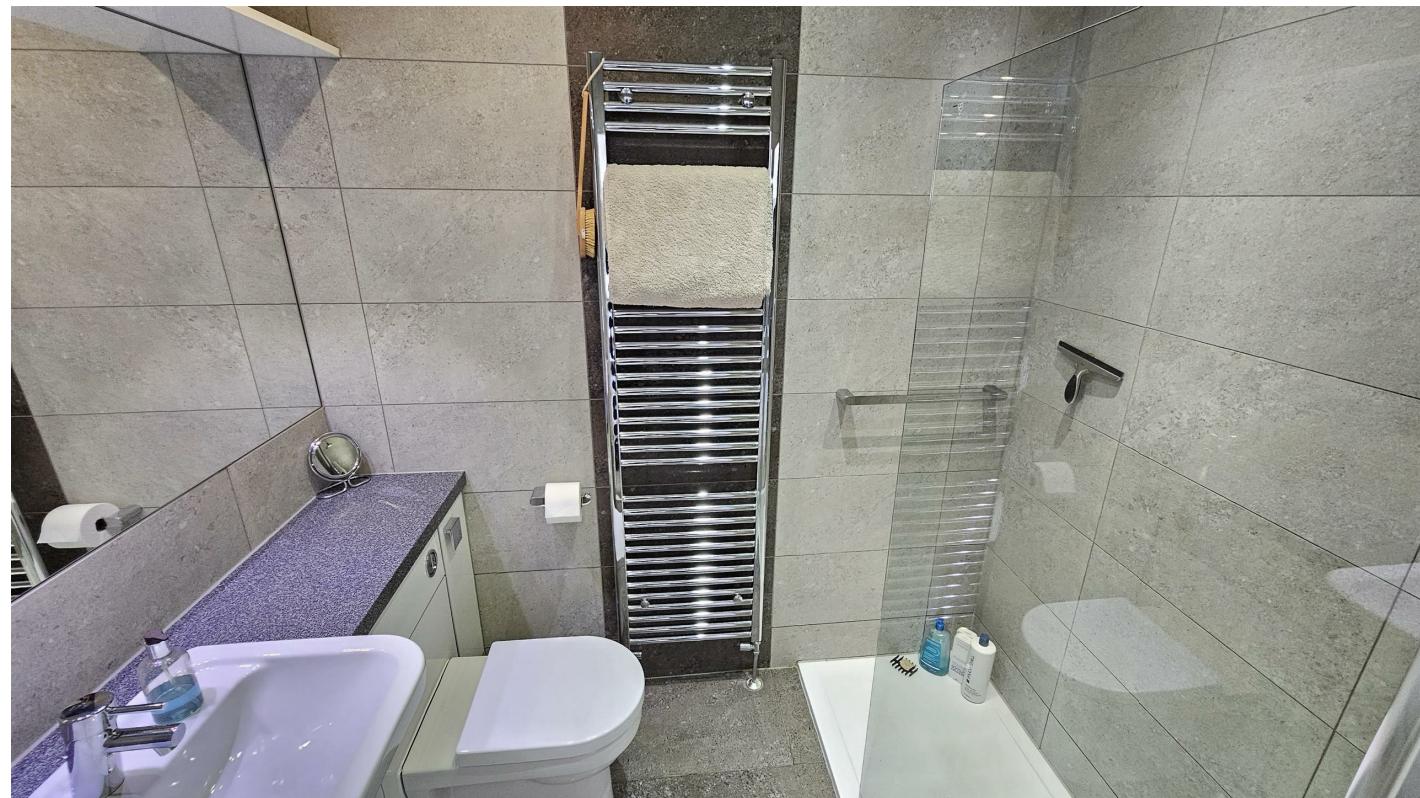
13'6 x 8'4 (4.11m x 2.54m)

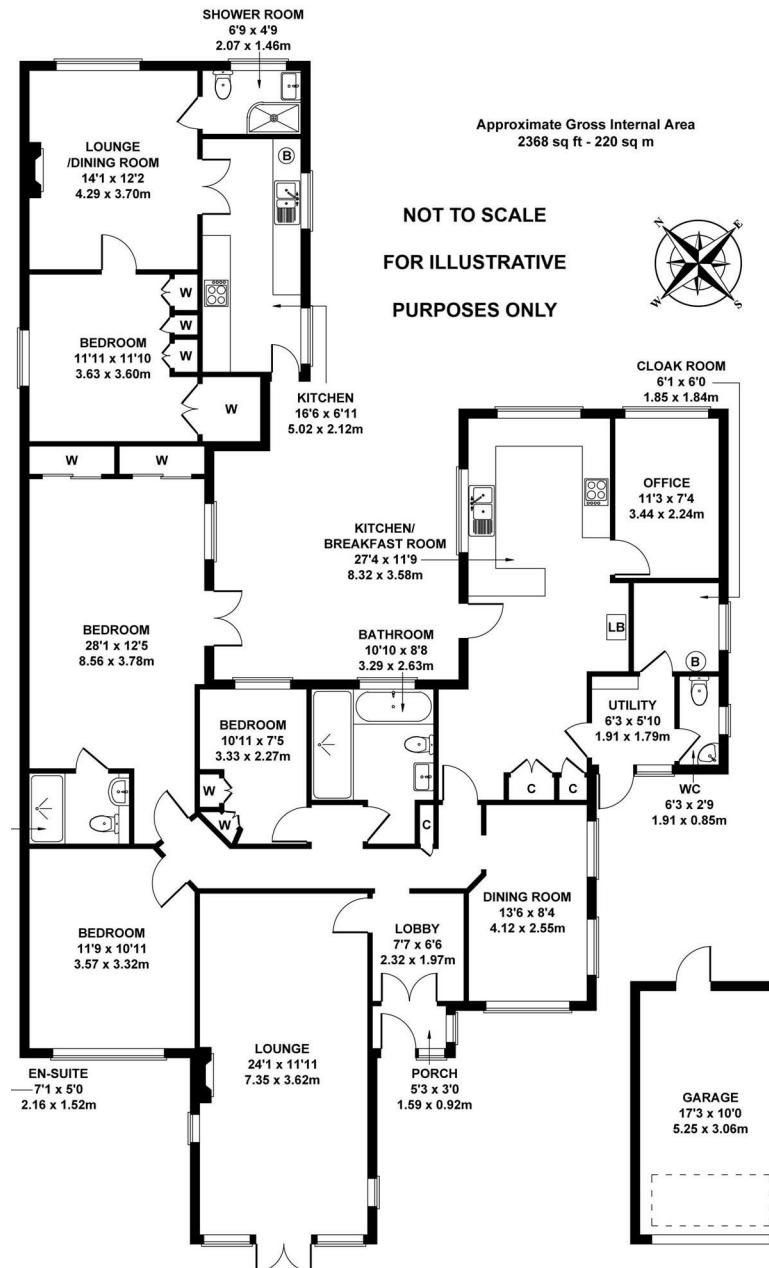




**BEDROOM 1**  
28'0 x 12'6 (8.53m x 3.81m)

**EN-SUITE SHOWER ROOM**





## **BEDROOM 2**

## **BEDROOM 3**

12'0 x 7'6 (3.66m x 2.29m)

## BATHROOM



**\*\*\* SEPARATE ANNEX TO THE REAR \*\*\***

Double glazed entrance door into the

**KITCHEN**

16'6 x 7'0 (5.03m x 2.13m)

**DINING LOUNGE**

14'0 x 12'2 (4.27m x 3.71m)





**BEDROOM**

12'0 x 12'0 (3.66m x 3.66m)

**SHOWER ROOM**





**Hammond**  
Property Services

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**OUTSIDE - FRONT**

To the fore of the property is a wide driveway providing extensive car standing space and leading to the Garage 17'3 x 10'3' with electric roller door. There is further parking and a turning circle at the head of the driveway. To the right hand side is a well screened patio area which leads round to the delightful rear garden.

**OUTSIDE - REAR**

To the rear is a fully enclosed and wide lawned garden with sun terrace/patio and mature lawned gardens beyond. There is also an outside tap. Mature shrubs and trees surround the garden and there is a perfectly created seating area from which to enjoy the last drops of Merlot or a cup of tea! A further area at the top of the garden is dedicated to relaxation due to the 'sunshine all day' and wide blue skies... a wonderful haven!





To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!





AKERS PRITCHETT

Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

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akerspritchett.com

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Critical Illness  
Income Protection

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Please call this office on  
**01949 87 86 85**

to arrange a suitable time for us to call out and to discuss what we do and how we do it!