

FOR SALE

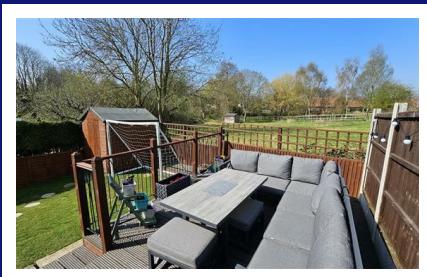
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**6 ST. MARYS CLOSE, BOTTESFORD, NOTTINGHAM,
LEICESTERSHIRE NG13 0DR**

£250,000

6 ST. MARYS CLOSE, BOTTESFORD, LEICESTERSHIRE NG13 0DR

A wonderful haven of peace and quiet and... with the best outlook and garden entertaining area at this price range? Adjoining neighbouring fields, the current owners have created the perfect sun-trap seating area to enjoy the first cup of the day in the morning, a sun-kissed lunch and the ideal vantage point from which to enjoy the last drops of Merlot as the sun sets beyond the Village church steeple. The fully enclosed garden is mainly laid to lawn with a pathway leading to the raised area from which to enjoy the rural views.

Viewing comes highly recommended to appreciate the accommodation on offer which in brief comprises an entrance hall, lounge that is open plan to the dining area and a separate kitchen, a first floor bathroom, two double bedrooms and a single.

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.

Within the neighbouring Market Town of Bingham is a range of supermarkets, independent shops, eateries, coffee house, public houses with a Market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham also has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.



DIRECTIONAL NOTE Leave Bingham along Grantham Road turning left onto the A52 towards Grantham and travelling for several miles, through Elton on the Hill and passing the first turning for Bottesford continuing along the bypass. Take the second left exit for Bottesford onto Belvoir Road and proceed into the village, at the junction take a right turn onto Market Street and left into Rectory Lane. Pass over the village ford with St Mary's Church on your right hand side and continue for approximately 800 yards, taking a right turn into Beckingthorpe Drive and then right into St Mary's Close, where the property is clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0DR

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	



Approximate Gross Internal Area
958 sq ft - 89 sq m

Not to Scale. For Illustrative Purposes Only.



THE POSITION, THE SETTING... AND THE VIEW

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Entrance door through to:

ENTRANCE HALLWAY

Entering the property through a part glazed door upVC door into the entrance hall, with stair case rising to the first floor landing, a central heating radiator and a useful cloaks cupboard.

LOUNGE

13'8 x 12'6 (4.17m x 3.81m)
with a central heating radiator and a double glazed bow window to the front.





DINING ROOM

11'2 x 8'6 (3.40m x 2.59m)
with a central heating radiator and a double glazed patio door to the rear garden. A useful under-stairs storage cupboard.

KITCHEN

11'2 x 7'9 (3.40m x 2.36m)
upgraded to a very high standard... boasting a range of wall and base units with wood effect work surfaces over, stainless steel sink with drainer and mixer tap, space for a fridge freezer, double glazed window overlooking the rear sunny and private rear garden, with a double glazed door to the side of the property.

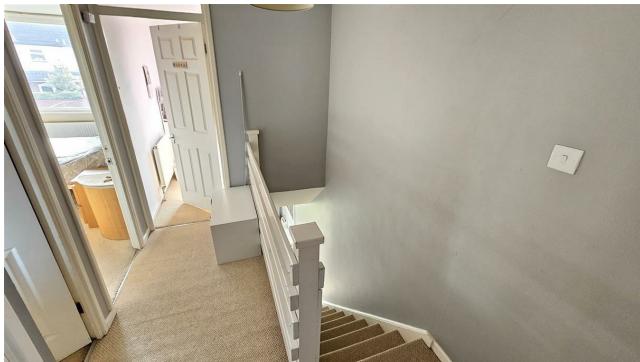




FIRST FLOOR LANDING

BEDROOM 1

12'6 x 10'6 (3.81m x 3.20m)
with a central heating radiator and a
double glazed window to the front.





FULLY TILED BATHROOM

with a three piece suite including a panelled bath with electric shower over and screen, a wash hand basin with mixer tap, low level flush W.C, uPVC double glazed window.

BEDROOM 2

11'3 x 9'3 (3.43m x 2.82m)
with a central heating radiator and a double glazed window to the rear across adjoining green space and the village Church.





BEDROOM 3

8'8 x 6'6 (2.64m x 1.98m)
with a central heating radiator and a double glazed window to the front. A useful storage cupboard over the stairs.

OUTSIDE - FRONT

To the side of the lawned garden is a pathway to the front door, whilst an adjacent driveway leads to the detached GARAGE and provides plenty of off-street parking.





OUTSIDE - REAR

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AKERS PRITCHETT

Steve Pritchett

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