

**FOR SALE**

**01949 87 86 85**

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

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**BRIDGE HOUSE 5 EASTHORPE ROAD, BOTTESFORD,  
LEICESTERSHIRE NG13 0DS**

**£1,650 PCM**





# BRIDGE HOUSE 5 EASTHORPE ROAD, BOTTESFORD, LEICESTERSHIRE NG13 0DS

A BRAND NEW HOUSE in an OLD SHELL, we are proud to Introduce BRIDGE HOUSE.

BRIDGE HOUSE has undergone a total refurbishment. From NEW sash windows, NEW internal and external doors, NEW central heating system with underfloor heating to the LVT flooring in the kitchen, utility and cloakroom, NEW electrics throughout including sockets, NEW carpets, NEW plaster and redecoration, NEW kitchen with fitted appliances, NEW BATHROOM / EN-SUITE & DOWNSTAIRS W.C, NEW OUTSIDE rendering and LANDSCAPED side and rear gardens.

BRIDGE HOUSE briefly comprises a feature entrance hall, a large kitchen / breakfast room with a utility room and downstairs W.C, Lounge, Separate Dining room and a useful Home office / snug. To the first floor there are four bedrooms, with the master bedroom benefiting from a dressing area and en-suite shower room. There is also a family bathroom with a four piece suite. The rear and side gardens have been completely landscaped.

Overall viewing comes highly recommended!

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.

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent Deposit: 5 weeks rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late payment of rent determined by the Tenant Fees Act 2019.

## VIEWING APPOINTMENT

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Meeting: \_\_\_\_\_

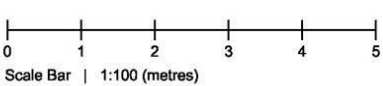
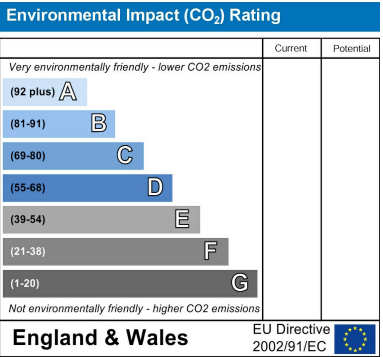
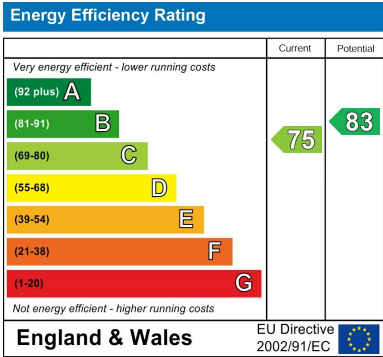


**DIRECTIONAL NOTE** On leaving our office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign-posted exit on the left into Bottesford onto Nottingham Road. Continue through the village, passing the centre, taking the left and right bends on to Grantham Road, until passing the playing fields on the left hand side and taking the next right hand turn onto Easthorpe Road. Turn immediately left into the cul-de-sac part of Easthorpe Road and the property can be found on the right hand side clearly denoted by our Hammond Property Services For Sale sign.

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

Council Tax Band

F





# THE COUNTRIES, CAPITALS & CURRENCIES QUIZ 2019



Simply visit [www.hammondpropertyservices.com](http://www.hammondpropertyservices.com) and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

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## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)







Composite door through to:

**ENTRANCE HALLWAY**

Stairs rising to the first floor and glazed door leading through to the

**LOUNGE**

11'9 x 11'3 (3.58m x 3.43m)

Double glazed sash window to front elevation and one to the side elevation. A central heating radiator and a period fire surround.







#### **KITCHEN AREA / BREAKFAST AREA**

A spacious light and airy room fitted with underfloor heating to the LVT oak flooring, a range of wall and base units with Quartz composite worktop, double glazed door to the side, recessed lighting, double glazed window to the side and rear elevation and double doors to the patio area of the rear garden. Bosch double oven and ceramic hob with extractor hood over. There is a lantern roof to the Breakfast Area providing a flood of light. A wide space has been left for the installation of a fridge freezer as well as an integrated dishwasher and a pantry cupboard.

#### **DINING ROOM**

13'0 x 8'9 (3.96m x 2.67m)

Double glazed bay window to the side elevation and a central heating radiator.







#### **UTILITY ROOM**

Double glazed door to the rear, fitted with wall and base units and includes space for further under counter appliances, built-in sink, wall and base cupboards with a continuation of the kitchen worktop, double glazed door to the rear elevation and a continuation of the LVT oak flooring. Oak door to the

#### **DOWNSTAIRS W.C**

Double glazed window to side elevation, wash hand basin with cupboard under, a low level W.C. and meter cupboard. A wall mounted gas fired boiler and a continuation of the LVT oak flooring.

#### **HOME OFFICE / SNUG**

11'9 x 7'3 (3.58m x 2.21m)

Double glazed windows to front and side elevations, a central heating radiator and recessed fireplace.







#### **STAIRS AND LANDING**

Stairs rising to the first floor and a double glazed window to rear elevation.

#### **MASTER BEDROOM**

11'9 x 11'3 (3.58m x 3.43m)

Double glazed sash window to the front elevation with leafy views and a central heating radiator. Wardrobes recesses either side of the chimney breast.

#### **DRESSING AREA**

With fitted wardrobes including shelving, hanging and drawers. A central heating radiator.







### **ENSUITE SHOWER ROOM**

Low level flush W.C, wash hand basin with block mixer tap and cupboard under. A separate double shower with mains-fed rain shower. Double glazed window to the side elevation. Tiled flooring and a contemporary central heating radiator.

### **BEDROOM TWO**

12'6 x 11'9 (3.81m x 3.58m)

Double glazed sash window to the front elevation and a central heating radiator. Wardrobe recess.

### **FAMILY BATHROOM**

Low level flush W.C, wash hand basin with block mixer tap and cupboards under. A separate double shower with mains-fed rain shower. Double glazed window to the side elevation. Double ended panelled bath with mixer block tap. Tiled flooring and a contemporary central heating radiator.







### **BEDROOM THREE**

11'3 x 7'3 (3.43m x 2.21m )

Double glazed window to the rear elevation and a central heating radiator.

### **BEDROOM FOUR**

9'0 x 7'3 (2.74m x 2.21m)

Double glazed window to the rear elevation and a central heating radiator.

### **OUTSIDE**

The property is positioned towards the end of the cul-de-sac and is set back from the road. A long driveway provides ample off street parking and leads to the detached garage.

The rear garden will be completely landscaped, with a delightful patio area, raised beds, Laurel hedging and a large area of lawn.











**Steve Pritchett**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Hood** on **01949 87 86 90**



**PEARL ANNIVERSARY**



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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!**