

**FOR SALE**

**01949 87 86 85**

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**31 HIGH STREET, BOTTESFORD,  
LEICESTERSHIRE NG13 0AA**

**£249,950**

## 31 HIGH STREET, BOTTESFORD, BOTTESFORD, LEICESTERSHIRE NG13 0AA

Hammond Property Services are delighted to bring this lovely light and bright family home to the market in immaculate condition and is ideal for a purchaser looking to move to popular village location with highly regarded schooling and amenities. The property benefits from modern fixtures and fittings including UPVC double glazing, gas central heating and a very large conservatory overlooking the sunny and very private southerly facing rear garden.

The spacious accommodation comprises: Entrance hall, ground floor W.C., breakfast kitchen, large dining lounge with French doors to the heated conservatory, master bedroom with en-suite shower room, two further bedrooms, a family bathroom, sunny and southerly facing garden and allocated parking to the rear for two cars.

The property is being offered with the added benefit of NO CHAIN.

Bottesford is a 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 bypassed by the A52 and located approximately equal distance between the market towns of Bingham and Grantham. The village is also convenient for the A1 and M1 and accessible to the cities of Nottingham and Leicester.

### VIEWING APPOINTMENT

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

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

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

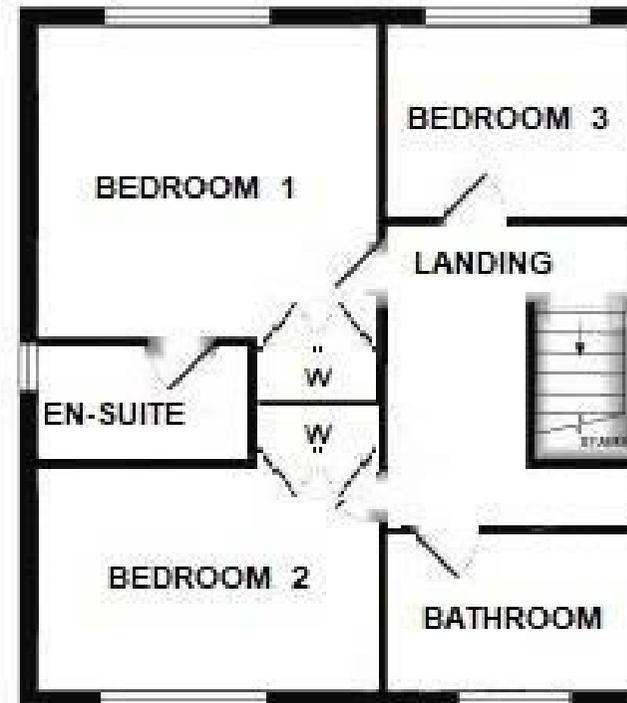
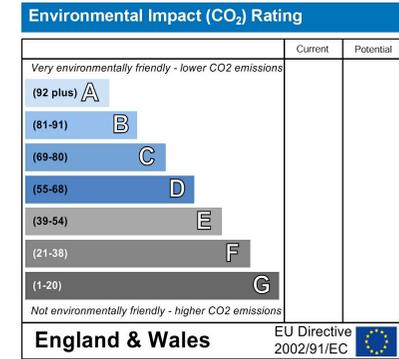
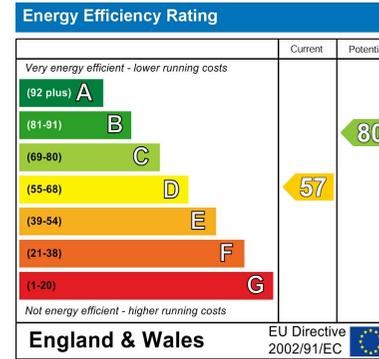


**DIRECTIONAL NOTE** On leaving our agents office in Bingham proceed out along the A52 to Grantham passing straight on through Elton. Take the first sign posted exit on the left to Bottesford and continue into the village along Nottingham Road that becomes High Road. As you pass the cross roads of Barkestone Lane & Albert Street, the property is situated on the right hand side, almost opposite the Village Convenience Stores. The two allocated parking spaces at the rear of the property are approached off Barkestone Lane and by then turning left into Hoopers Close and following the road around to the left.

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

**Council Tax Band**

**C**



## 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 Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

See all our properties at  




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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

## 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)





Solid wooden front door with stained glass detailing into:

**ENTRANCE HALL**

White panel doors to the Kitchen Diner, Living Room, W.C. and cupboard, stairs rising to first floor, central heating radiator.

**KITCHEN DINER**

11'0 x 9'3 (3.35m x 2.82m)

Fitted with a large range of base and wall mounted units with a wood effect roll top work surface over, stainless steel one and a half sink and drainer with mixer tap, space for three quarter fridge freezer, space for further under counter appliance, space and plumbing for washing machine, built-in electric oven with four ring gas hob and extractor fan over, cupboard housing the gas central heating boiler, central heating controls, light blue glazed tiling to splash backs and preparation areas, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front elevation.





### **CLOAKROOM**

Fitted with a two piece white suite comprising a low level W.C. and pedestal wash basin with white glazed tiled splash back, single radiator, uPVC double glazed obscure glass window to the front elevation and tiled flooring.

### **LIVING ROOM**

15'9 x 14'0 (4.80m x 4.27m)

A lovely light and bright reception room with uPVC double glazed window and uPVC double glazed double doors to the conservatory, electric coal effect fire set onto a tiled hearth and surround, a white wooden door to useful under stairs storage cupboard.



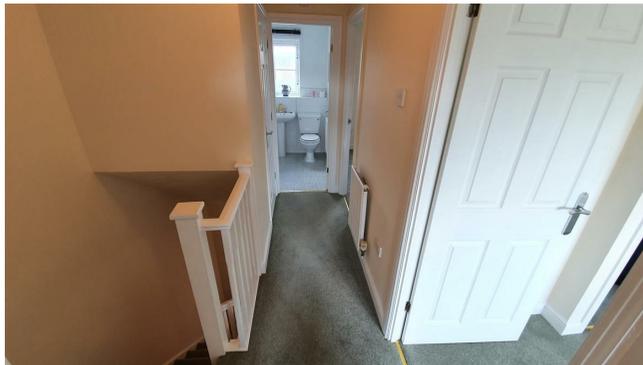


**CONSERVATORY**

13'3 x 11'0 (4.04m x 3.35m)

Again a lovely light and bright family room being of uPVC double glazed construction with sloping polycarbonate roof and uPVC double glazed double doors to the southerly facing rear garden, wood effect laminate flooring and double panel radiator.





### **LANDING**

Loft access, central heating radiator, white panel doors to Bedroom and Bathroom accommodation and airing cupboard housing the hot water cylinder.

### **BEDROOM ONE**

11'6 x 9'3 (3.51m x 2.82m)

UPVC double glazed window to the rear elevation over looking the rear garden, central heating radiator, double built-in wardrobe and white panel door to the En-Suite.

### **EN-SUITE SHOWER ROOM**

with a three piece suite comprising pedestal wash basin, shower cubicle with fitted electric shower and low level W.C., UPVC double glazed obscure glass window to the side elevation, white glazed tiling to wet areas, extractor fan, central heating radiator.





### **BEDROOM TWO**

9'9 x 9'6 (2.97m x 2.90m)

UPVC double glazed window to the front elevation, central heating radiator and doors to built-in double wardrobe.

### **BEDROOM THREE**

8'6 x 6'3 (2.59m x 1.91m)

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

### **BATHROOM**

Fitted with a white three piece suite comprising a low level W.C. pedestal wash basin and panel bath with traditional styled taps and shower attachment, tiled to half height in a white high gloss tile, central heating radiator, extractor fan, mosaic styled contemporary tiled flooring, and uPVC double glazed obscure glass window to the front elevation.





### **OUTSIDE**

The property enjoys a sunny South West facing garden with a large size patio area immediately next to the conservatory; ideal for entertaining and alfresco dining, hard standing for a timber shed and access via a timber gate to the front of the property.

A large and manicured shaped lawn with shrub borders and further pathway leading to the rear of the garden where there is a pedestrian gate giving access to the two allocated parking spaces.





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!





## Oliver Styles

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?

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