



Station Road
Bottesford

MOUNT & MINSTER



1 Station Road Bottesford

A charming country cottage, brimming with character and elegance throughout, situated in a picturesque village in the Vale of Belvoir and benefiting from a private garden, gated parking, and a spacious garage.

- Charismatic Character Cottage
- Located in the beautiful Vale of Belvoir
 - Open plan Living Dining area
 - Kitchen
 - Entrance Hall
 - Two bedrooms
 - Bathroom
 - Private Courtyard Garden
- Gated Off Road Parking with Garage
 - No Onward Chain



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DESCRIPTION

Standing in a prominent position within an enviable village setting, this charming cottage dating back to the early 1880s offers elegance and character throughout, with a wealth of period features creating a cosy country cottage feel. Ideally located within walking distance of local amenities, the property combines timeless charm with practical living.

The accommodation includes a welcoming living dining area with an open fire and useful storage cupboard, alongside a country-style kitchen overlooking the delightful courtyard garden. To the first floor are two well-proportioned bedrooms, with the generous principal bedroom benefiting from a walk-in wardrobe, complemented by a bathroom with shower.

OUTSIDE

Outside, the property enjoys a delightful courtyard garden, creating a private and versatile outdoor space ideal for al fresco dining, entertaining guests, or simply relaxing and enjoying the peaceful surroundings. A gated driveway provides secure off-road parking and leads to the garage, while an adjoining outbuilding, accessed across the courtyard, incorporates a useful utility room and office space, offering excellent flexibility for modern family living or home working.

LOCATION

The largest village within the Vale of Belvoir, Bottesford is popular for its history, alongside many local amenities and excellent access to transport links.





Bottesford provides excellent access to A52, A1 and A46, as well as good access to the neighbouring market towns of Grantham and Newark, the former boasting direct rail travel to London in just 60 minutes. The village also hosts several amenities including a greengrocer, butchers, convenience stores and several good eateries and public houses.

SCHOOLS

The village has a Church of England Primary School, rated good by Ofsted and also offers secondary education at The Priory Belvoir Academy, rated good by Ofsted. Nearby Grantham offers various highly respected establishments, including two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School.

SERVICES

All mains services are connected including gas, drainage, water and electricity.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by private appointment with the agents.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







Approx. Gross Internal Floor Area 1058 sq. ft / 98.44 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



