

16 Riverside Walk, Bottesford, Leicestershire,
NG13 0AT

£595,000

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 3 Receptions
- Delightful Established Plot
- Cul-De-Sac Location
- Ideal Family Home
- 4 Bedrooms
- Ensuite & Main Bathroom
- Ample Parking & Double Garage
- Walking Distance To Local Amenities
- Viewing Highly Recommended

An excellent opportunity to purchase a well proportioned, detached, family orientated home tucked away towards the end of a cul-de-sac setting and occupying a relatively generous plot lying in the region of 1/5 of an acre with a considerable level of off road parking, double garage and an attractive, well maintained, private garden at the rear.

Internally the property offers accommodation approaching 1,700 sq.ft. providing three main reception rooms including a well proportioned, dual aspect, sitting room, separate formal dining space and a home office perfect for today's way of working. A well proportioned kitchen benefits from a dual aspect into the rear garden. All of this leads off a central hallway with a useful cloak room off. A staircase rises to the first floor where there are four bedrooms, including a particularly spacious principle suite with dressing area and ensuite facilities, and separate family bathroom. The second bedroom is also of particularly generous proportions, offering a pleasant aspect into the rear garden and which could offer scope to be split into two rooms if five bedrooms were required.

In addition the property benefits from relatively neutral decoration throughout, double glazing and gas central heating.

The property's generous plot also offers potential, subject to consents. to expand the accommodation further which combined makes this a fantastic long term family home.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BOTTESFORD

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

4'6" x 5' (1.37m x 1.52m)
A useful space providing cloaks hanging, having inset downlighters to the ceiling, oak effect laminate flooring and an open doorway leading through into:

MAIN ENTRANCE HALL

12' x 10'6" (3.66m x 3.20m)
A well proportioned entrance hall having a spindle balustrade turning staircase rising to the first floor landing, continuation of the oak effect laminate flooring, inset downlighters to the ceiling and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

5'5" x 3'6" (1.65m x 1.07m)
Having a contemporary two piece white suite comprising WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor, chrome contemporary towel radiator and double glazed window to the front.

STUDY

12'9" x 8'4" (3.89m x 2.54m)
A versatile reception space currently utilised as a home office but is large enough to be used as a snug, games or playroom, having wood effect laminate flooring, inset downlighters to the ceiling and double glazed window to the front.

SITTING ROOM

23'8" x 14'5" (7.21m x 4.39m)
A particularly well proportioned light and airy reception benefitting from a dual aspect with double glazed windows to the front and a sliding patio door into the garden at the rear. The room would be large enough to accommodate both a living and dining area and has pleasant aspects to the front and rear and an open doorway leading through into:

DINING ROOM

13'2" x 8'5" (4.01m x 2.57m)
A versatile reception ideal as formal dining lying adjacent to the kitchen which, subject to consent, could offer scope to be opened up into the kitchen area creating a larger open plan space. The room having a pleasant aspect into the rear garden with a double glazed window.

A further door leads through into:

BREAKFAST KITCHEN

16'9" x 11'7" (5.11m x 3.53m)
A well proportioned space benefitting from a dual aspect with double glazed windows to the rear and side overlooking the garden with an additional multi paned courtesy door to the exterior. The kitchen is large enough to accommodate a living/dining area and is fitted with a generous range of wall base and drawer units with brush metal fittings and a U shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including electric hob with stainless steel chimney hood over, single oven beneath and dishwasher; plumbing for washing machine, space for free standing fridge freezer, access to a useful under stairs storage cupboard, tiled floor and inset downlighters to the ceiling.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having access to loft space above, built in airing cupboard and, in turn, further doors leading to:

PRINCIPLE SUITE
A fantastic, well proportioned, L shaped double bedroom comprising sleeping and dressing areas having built in wardrobes, inset downlighters to the ceiling and a dual aspect with double glazed windows to the front and side and an open arched doorway leading through into:

ENSUITE SHOWER ROOM
6'11" x 6'10" (2.11m x 2.08m)
The room having a three piece modern suite comprising a double width shower enclosure with glass screen and wall mounted electric Mira Sport shower, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor, chrome towel radiator and double glazed window.

BEDROOM 2
16' x 9'11" (4.88m x 3.02m)
A well proportioned double bedroom having fantastic views to the rear; built in wardrobes and two double glazed windows.

BEDROOM 3
12'5" x 7'11" (3.78m x 2.41m)
A double bedroom having an aspect to the front with double glazed window.

BEDROOM 4
10'7" x 6'5" (3.23m x 1.96m)
Currently utilised as a first floor office but would make a child's single bedroom or dressing room having a double glazed window to the front.

FAMILY BATHROOM
9'5" x 7'11" (2.87m x 2.41m)
Having a modern suite comprising a double ended free standing contemporary bath with wall mounted mixer tap, close coupled WC, pedestal washbasin with chrome mixer tap ; tiled splash backs and floor, chrome towel radiator, built in storage cupboard and double glazed window to the rear.

EXTERIOR
The property occupies a fantastic location within this well regarded area of the village, positioned within easy reach of local amenities and occupying a plot which is relatively generous by modern standards, lying in the region of 1/5 of an acre, tucked away towards the end of the close with an open plan frontage with a well maintained lawn and inset shrubs and offering a considerable level of off road parking which in turn leads to the detached garage. The rear garden offers a good degree of privacy, bordered by established hedging; having a central lawn and well stocked with a range of established trees and shrubs. An additional garden to the side houses a useful greenhouse and gives access back onto the main frontage.

GARAGE
16'7" deep x 14'7" wide (5.05m deep x 4.45m wide)
A double garage having double width up and over door, power and light and storage in the eaves; also housing the gas central heating boiler; window and courtesy door to the rear and electric car charging point.

COUNCIL TAX BAND
Melton Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

















































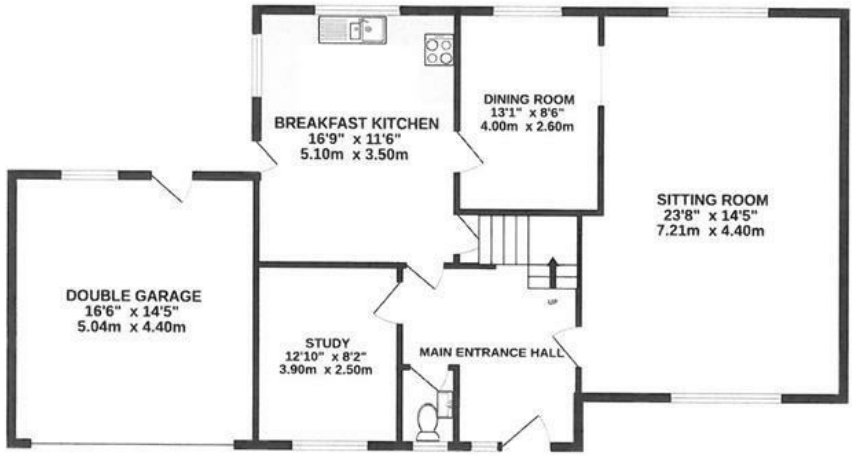




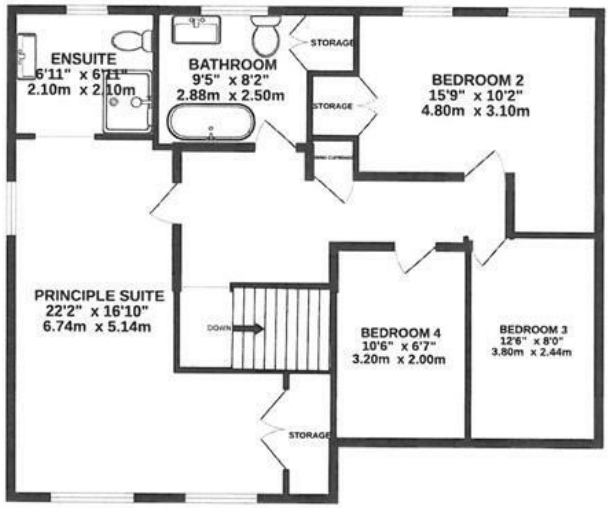




GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.2 sq.m.) approx.

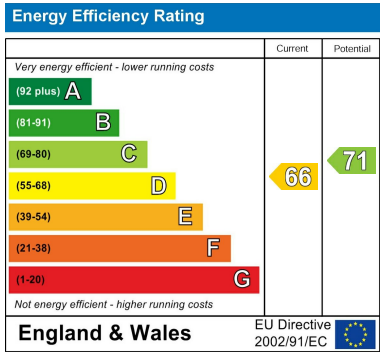


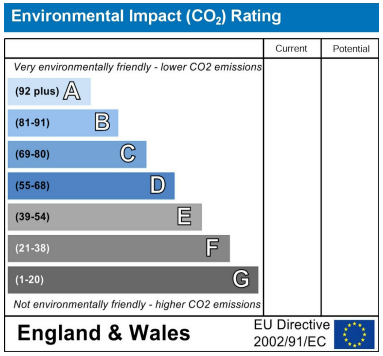
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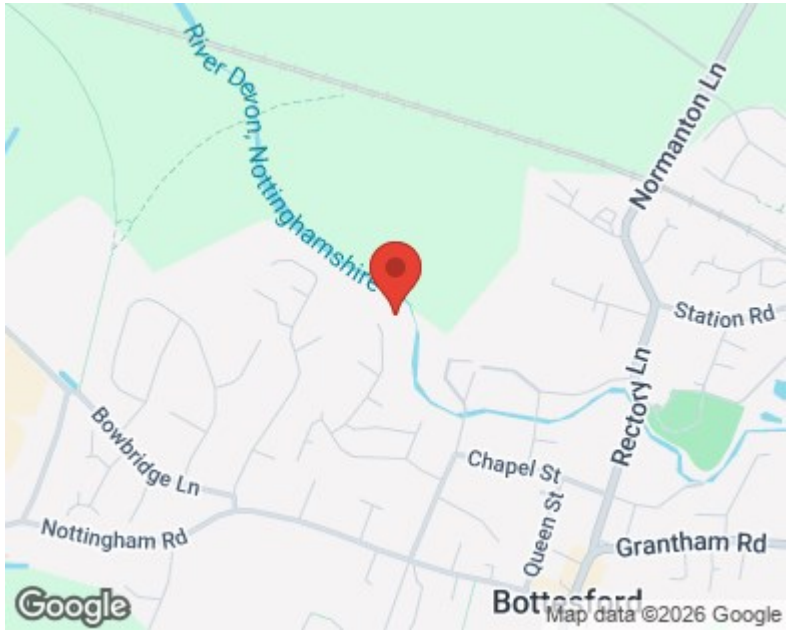
TOTAL FLOOR AREA : 2054 sq.ft. (190.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS
The Property Ombudsman

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