

33 Beckingthorpe Drive, Bottesford,
Leicestershire, NG13 0DN

No Chain £235,000

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Off Road Parking
- Cul-De-Sac Location
- Extended Accommodation
- 4 Reception Areas
- No Upward Chain
- Enclosed Rear Garden
- Viewing Highly Recommended

An opportunity to purchase an extended semi detached home which offers a versatile level of accommodation over two floors, located towards the end of cul-de-sac setting in the highly regarded and well served Vale of Belvoir village and offered to the market with no upward chain.

In its current layout the property provides three bedrooms to the first floor as well as a main bathroom. However a single storey extension currently also gives a breakfast area with potential study and central shower room which could alternatively be utilised as a ground floor annexe suite, possibly providing a fourth bedroom and ideal for either a teenager or extended families. In addition, to the ground floor, there is a pleasant sitting room, separate dining room, large conservatory at the rear and fitted kitchen all leading off an initial hallway.

As well as the main accommodation the property occupies a pleasant, slightly elevated, plot with a frontage landscaped to maximise off road parking while to the rear there is an enclosed garden with central lawn and useful timber storage shed.

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 UPVC ENTRANCE DOOR WITH SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

6'3" max into cupboard x 4'8" (1.91m max into cupboard x 1.42m)
Having built in storage cupboard, staircase rising to the first floor and further door leading to:

SITTING ROOM

14' x 12'5" (4.27m x 3.78m)
A well proportioned space having a large bow window the front and an arched open doorway leading through into:

DINING ROOM

11'3" x 8'11" (3.43m x 2.72m)
A versatile space ideal as formal dining having built in under stairs storage cupboard, door linking through into the kitchen and further door into:

CONSERVATORY

15'11" x 7'11" (4.85m x 2.41m)
A useful addition to the property providing a further versatile reception space; having double glazed windows, pitched polycarbonate roof and French doors leading out into the rear garden.

Returning to the dining room a further glazed door leads through into:

KITCHEN

11' x 7'6" (3.35m x 2.29m)
Fitted with a range of wall, base and drawer units with oak effect fronts and two runs of laminate work surfaces, one with inset sink and drain unit with tiled splash backs; integrated appliances including four ring gas hob with chimney hood over, single oven, microwave and larder unit with alcove designed for free standing fridge freezer; plumbing for washing machine, space for further free standing appliance, and single glazed window looking into the conservatory.

A further door leads through into:

BREAKFAST ROOM

9'9" x 10'6" (2.97m x 3.20m)
A versatile space having access into the rear garden with double glazed exterior door and further door leading to:

GROUND FLOOR SHOWER ROOM

5'5" x 4'11" (1.65m x 1.50m)
Having a three piece suite comprising shower enclosure with wall mounted electric shower, close coupled WC and pedestal washbasin and tiled splash backs.

Returning to the breakfast room an open doorway leads through into:

SECONDARY ENTRANCE HALL/STUDY AREA

9'7" max x 8'3" max (2.92m max x 2.51m max)
A versatile space ideal as a home office having double glazed window and exterior door to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in airing cupboard which houses the hot water cylinder and further doors leading to:

BEDROOM 1
10'2" max into wardrobes x 12'9" (3.10m max into wardrobes x 3.89m)
A double bedroom having a run of built in wardrobes with sliding door fronts and window to the front.

BEDROOM 2
11'5" x 9'2" (3.48m x 2.79m)
A further double bedroom having aspect into the rear garden.

BEDROOM 3
9'4" x 6'6" (2.84m x 1.98m)
Ideal as a single bedroom having over stairs bulkhead and window to the front.

SHOWER ROOM
7'9" x 5'7" (2.36m x 1.70m)
Having a four piece suite comprising shower enclosure with initial drying area and wall mounted shower, bidet, close coupled WC with concealed cistern and pedestal washbasin; chrome towel radiator, tiled splash backs and window to the rear.

EXTERIOR
The property is set back on a slightly elevated position behind an open plan frontage which has been landscaped to maximise off road parking with block set driveway, gravelled standing area providing parking for two to three vehicles and in turn leading to the front door. Access to the rear of the property is via the side extension which leads to the front and rear. The rear garden having an initial paved terrace leading onto a central lawn, encompassing a useful timber storage shed and enclosed by feather edged board and panelled fencing.

COUNCIL TAX BAND
Melton Borough Council - Band C

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































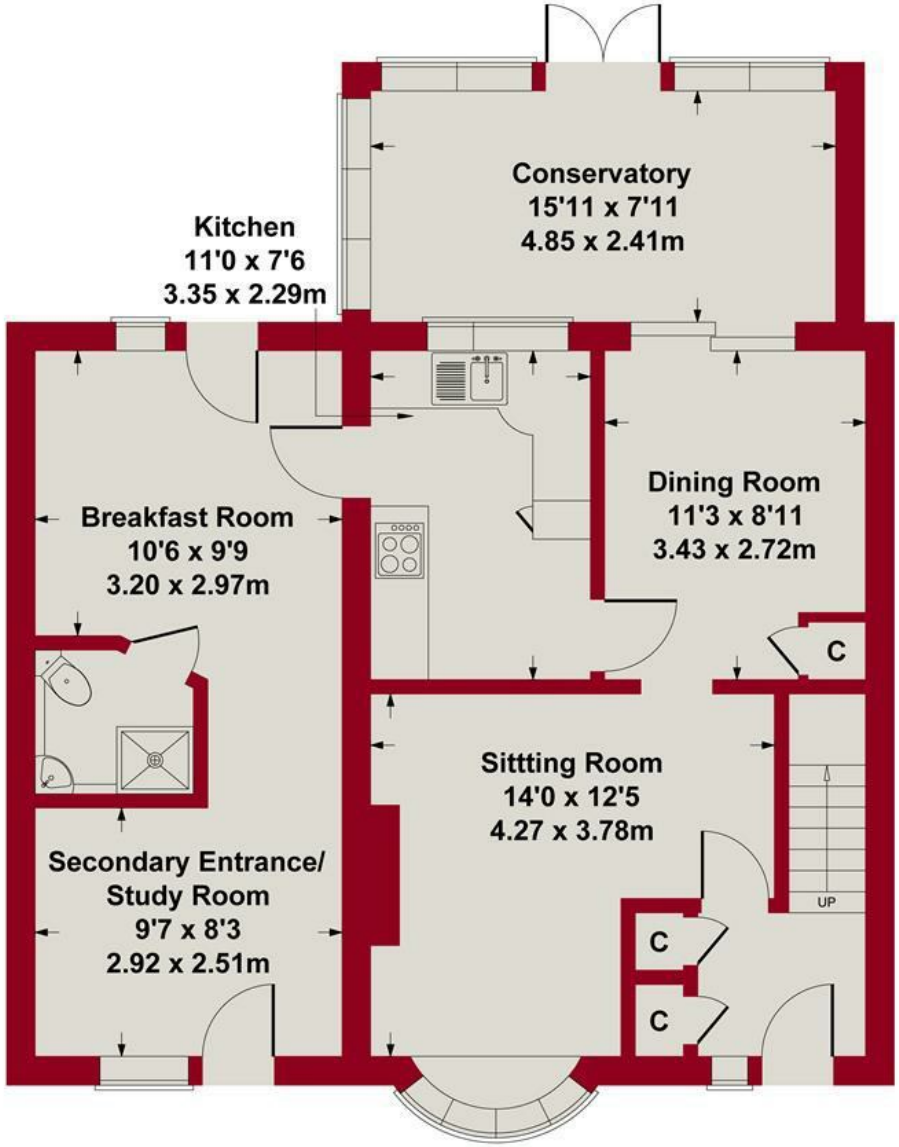


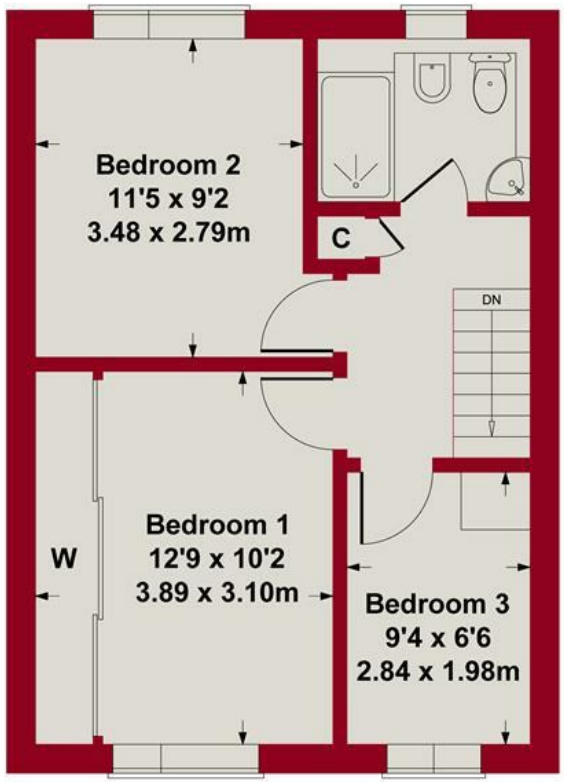












GROUND FLOOR **FIRST FLOOR**

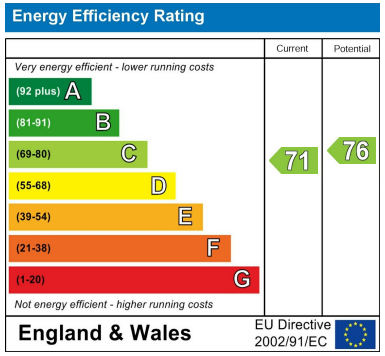
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

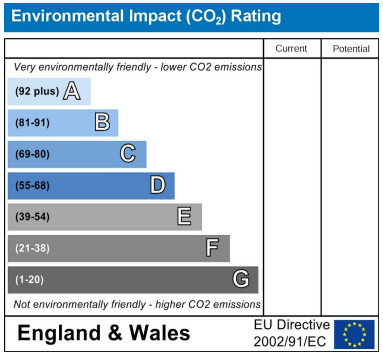
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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