

43 Belvoir Road, Bottesford, Leicestershire, NG13 0BG

Chain Free £298,900

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 2 Receptions
- Fantastic Generous Established Plot
- Considerable Scope & Potential
- No Upward Chain
- 2 Double Bedrooms
- Kitchen With Utility Off
- Ample Off Road Parking
- Rear Garden Approaching 100 Ft. In Length
- Viewing Highly Recommended

A fantastic opportunity to purchase a traditional semi detached home occupying what is a superb, generous, level plot extending to approximately 160 ft. in length including a rear garden which approaches 100 ft. The property is set well back from Belvoir Road with a generous frontage providing a good level of off road parking and, subject to consent, could offer scope to expand the accommodation further.

Internally the property is neutrally decorated throughout, benefitting from gas central heating and UPVC double glazing; comprises an initial entrance hall, a light and airy sitting room benefitting from windows to two elevations, a breakfast kitchen and utility room. A second reception provides a useful snug/study space with pleasant aspects down the rear garden. To the first floor there are two double bedrooms and main bathroom.

In addition the property is well located within walking distance of the heart of this highly regarded and well served Vale of Belvoir village. Overall viewing comes highly recommended to appreciate not only the accommodation but also the location 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 CANOPIED PORCH BENEATH WHICH LIES A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS, IN TURN, INTO:

MAIN ENTRANCE HALL

A pleasant initial entrance vestibule having attractive spindle balustrade turning staircase rising to the first floor with window in the stairwell, useful under stairs storage cupboard, tiled floor and further doors, in turn, leading to:

STUDY

9' x 7'2" (2.74m x 2.18m)

A useful, versatile, reception which could accommodate a small snug or would make a perfect ground floor office, being flooded with light having windows to two elevations and a pleasant aspect down the rear garden.

SITTING ROOM

14'11" x 11'9" (4.55m x 3.58m)

A well proportioned, light and airy, reception again benefitting from a dual aspect with window overlooking the front garden and additional window to the side. The focal point to the room is a chimney breast with feature fire surround and mantle, tiled back and hearth and inset open grate and alcoves to the side; wood effect laminate flooring and a further door leading through into:

BREAKFAST KITCHEN

8'10" x 10'7" (2.69m x 3.23m)

Having a delightful aspect down the rear garden, the room being large enough to accommodate a dining or breakfast area. The kitchen is fitted with a range of wall, base and drawer units providing a good level of storage with marble effect composite work surface over; moulded sink unit with chrome swan neck mixer tap and tiled splash backs; space for under counter appliance; integrated double oven with electric hob over; quarry tiled floor and an open doorway leading through into:

UTILITY SPACE

11'5" x 4' (3.48m x 1.22m)

Having fitted shelving, work surface with plumbing for washing machine beneath, continuation of quarry tiled floor, window and exterior door into the garden.

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

FIRST FLOOR LANDING

Having useful over stairs storage cupboard, access to loft space above and, in turn, further doors to:

BEDROOM 1

12' x 11'10" (3.66m x 3.61m)

A well proportioned double bedroom having aspect to the front.

BEDROOM 2

10'7" x 11' (3.23m x 3.35m)

A further well proportioned double bedroom having a delightful aspect into the rear garden.

BATHROOM

8'10" x 7" (2.69m x 2.13m)

A well proportioned space having a modern three piece white suite comprising close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs and panelled bath with chrome taps, wall mounted electric shower over and glass screen; built in airing cupboard which also houses the Worcester Bosch gas central heating boiler and window to the side.

EXTERIOR
One of the main selling points of the property is its fantastic plot, generous by modern standards, extending to in excess of 160 ft. in length and includes a rear garden that approaches 100 ft. The gardens have been well maintained, being mainly laid to lawn with established borders to the front and rear as well as offering a considerable level of off road parking. Also, subject to consent, the gardens could offer considerable scope to expand the accommodation further.

Also encompassed within the garden is a useful greenhouse, timber storage shed and brick and pantiled outbuilding providing further storage.

COUNCIL TAX BAND
Melton Borough Council - Band B

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































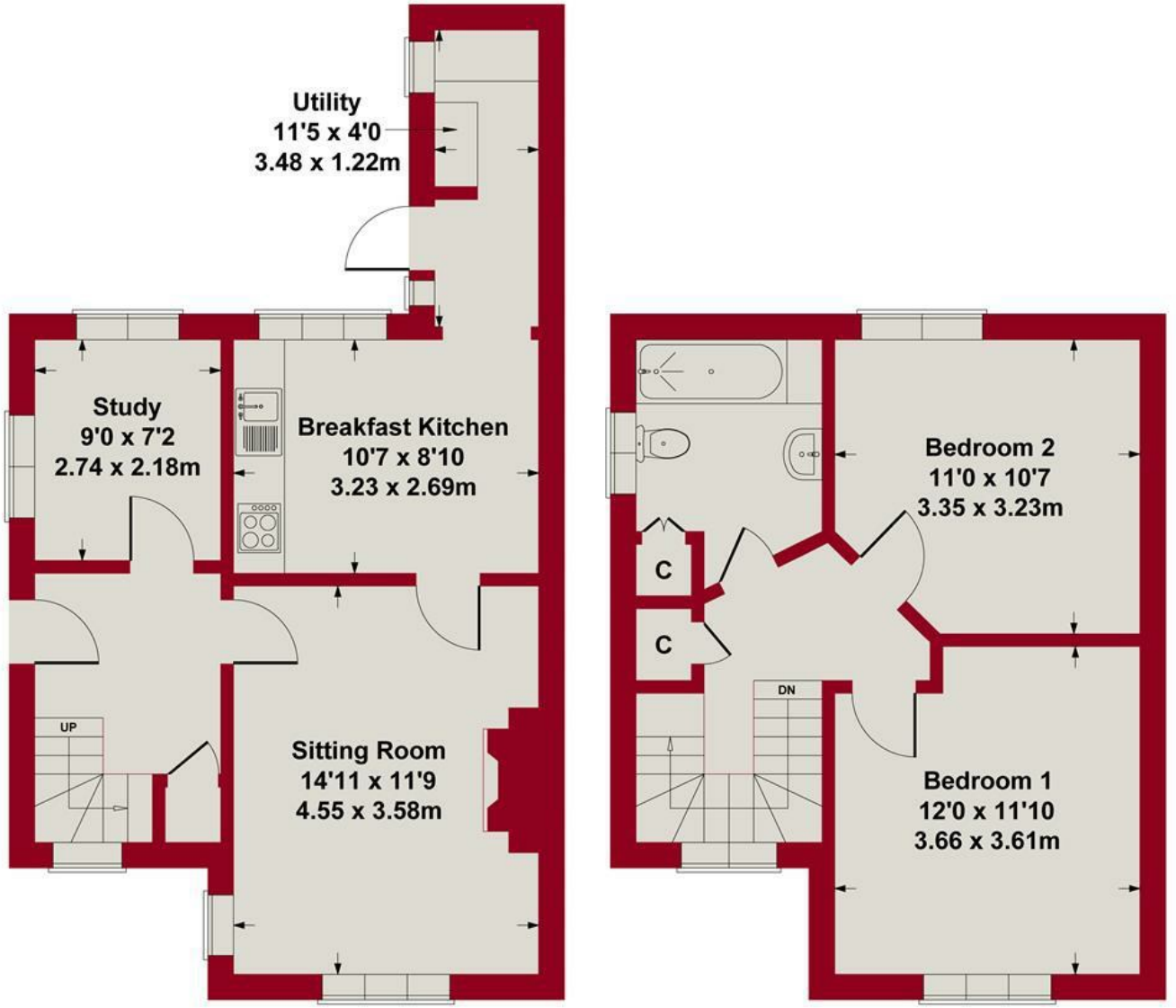












GROUND FLOOR **FIRST FLOOR**

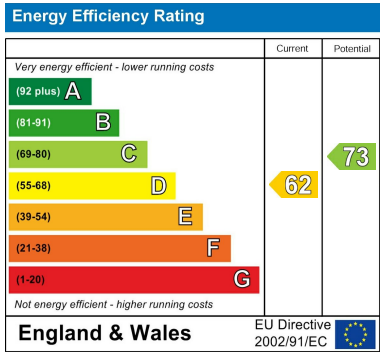
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

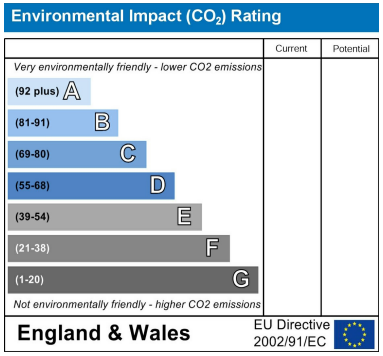
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

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