

10 Cover Drive, Bottesford, Leicestershire,
NG13 0HS

£215,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Terrace
- Contemporary Fixtures & Fittings
- Generous Sitting Room
- Car Charging Point
- Cul-De-Sac Location
- 2 Double Bedrooms
- Ground Floor Cloak Room
- Double Width Driveway
- Enclosed Low Maintenance Rear Garden
- Viewing Highly Recommended

An opportunity to purchase a contemporary end terrace originally completed around 2016 by Barratt Homes. The has been well maintained by the current owners providing a versatile level of accommodation spanning two floors; presented in neutral decoration and benefitting from UPVC double glazing, the majority of which having fitted blinds, gas central heating and modern fixtures and fittings.

The accommodation comprises an initial kitchen fitted with a generous range of units and integrated appliances with useful built in storage cupboard and ground floor cloak room off. This room then leads through into the main sitting/dining room which benefits from access out into the rear garden. A staircases rises to the first floor where there are two double bedrooms and bathroom.

As well as the internal accommodation the property occupies a plot which has been landscaped for relatively low maintenance living with double width driveway to the front with car charging point. A courtesy gate to the side gives access into an enclosed garden with paved and decked seating areas and encompasses two useful timber storage sheds/workshops.

Overall the accommodation would be perfect for single or professional couples or those downsizing from larger dwellings looking for a modern efficient home within easy reach of the wealth of local amenities.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

KITCHEN

9'10" x 9'9" (3.00m x 2.97m)
Having an excellent level of storage with both built in cloaks cupboard and a range of contemporary wall, base and drawer units with brushed metal fittings; L shaped configuration of laminate preparation surfaces with inset sink and drain unit with brushed metal swan neck Franke boiling tap and metro style tiled splash backs; further integrated appliances including Bosch four ring gas hob with stainless steel splash back and chimney hood over and single oven beneath; plumbing for washing machine, space for free standing fridge freezer, double glazed window to the front and further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 2'9" (1.52m x 0.84m)
Having a two piece white suite comprising close coupled WC and pedestal washbasin; wall mounted storage cupboard.

SITTING/DINING ROOM

14'11" x 13' (4.55m x 3.96m)
A well proportioned, versatile, space large enough to accommodate both a living and dining area with access out into the rear garden; having attractive oak flooring, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and double glazed French doors with integral blinds to the rear.

A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having, in turn, further doors leading to:

BEDROOM 1

13' x 9'5" (3.96m x 2.87m)
A well proportioned double bedroom having aspect into the rear garden, over stairs bulkhead with built in cupboard over, access to loft space and window with integral blinds.

BEDROOM 2

12'11" into wardrobes x 9'3" (3.94m into wardrobes x 2.82m)
A further well proportioned double bedroom currently utilised as a home office/dressing room; having built in study area with L shaped work surface and drawer units beneath, built in wardrobes with mirrored sliding door fronts and two windows with integral blinds to the front.

BATHROOM

6' x 6' (1.83m x 1.83m)
Having a three piece contemporary suite comprising panelled bath with chrome mixer tap with integral shower handset, further wall mounted electric Aqualisa shower over and glass screen, close coupled WC and vanity unit with inset washbasin; contemporary towel radiator, tiled splash backs and ceiling mounted extractor.

EXTERIOR

The property is positioned at the heart of this small development with an open plan frontage which provides a double width driveway for off road car standing for two vehicles. A courtesy gate to the side of the property leads into an enclosed rear garden which has been landscaped for ease of maintenance with paved decked seating areas and encompasses two useful timber storage sheds/workshops.

COUNCIL TAX BAND
Melton Borough Council - Band B

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, water and drainage (information taken from Energy performance certificate and/or vendor).
Development annual service charge for communal areas to be confirmed.

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















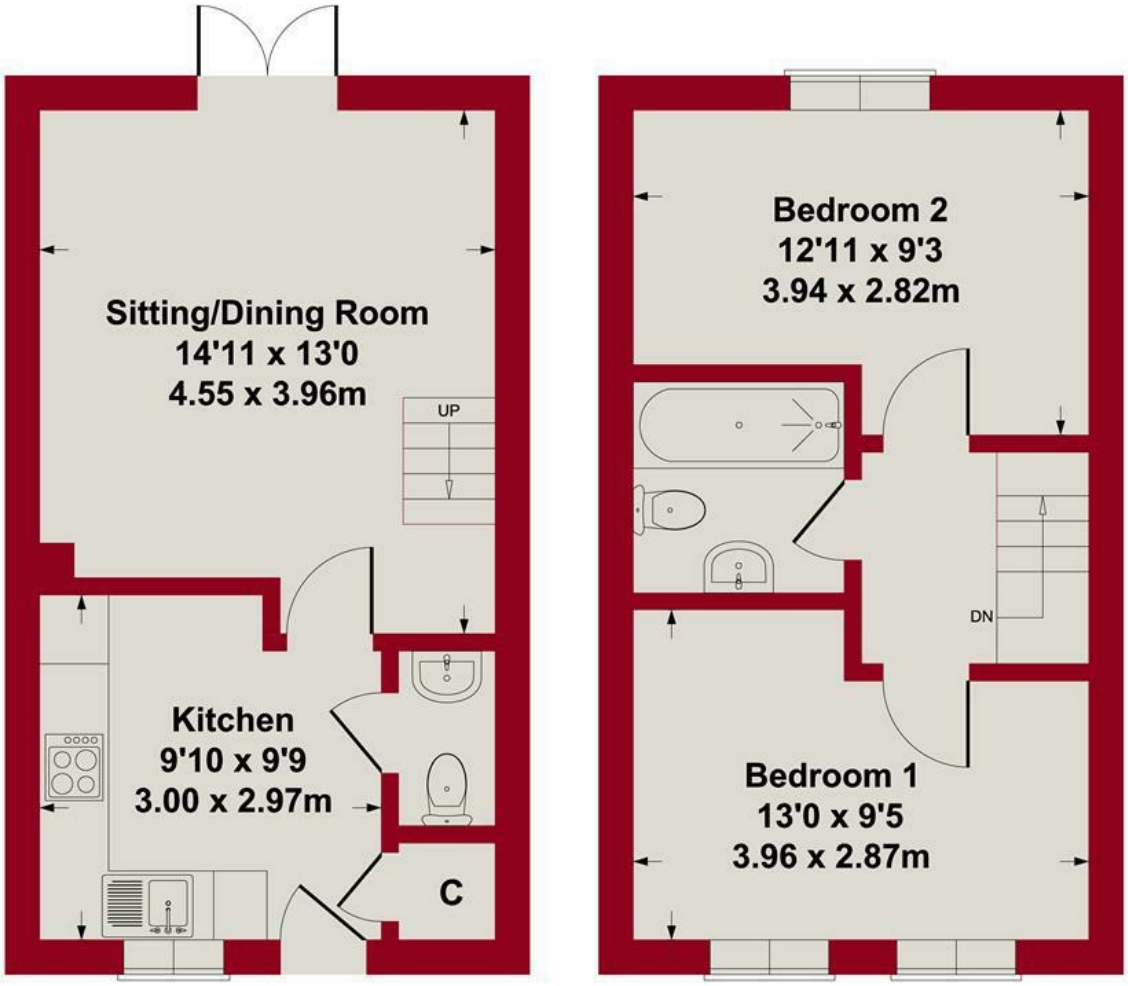












GROUND FLOOR **FIRST FLOOR**

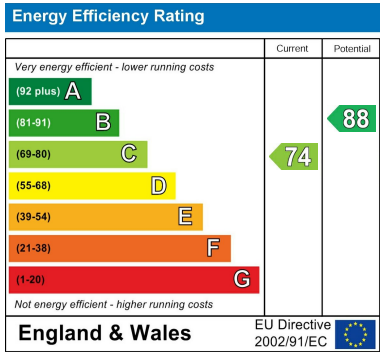
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

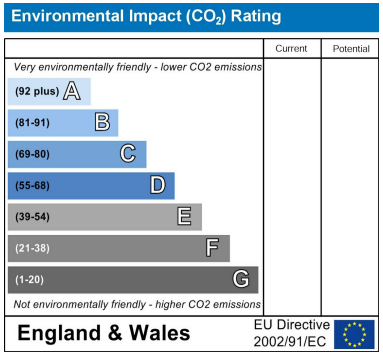
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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RICS

The Property Ombudsman

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