



**23 Hoopers Close, Bottesford,
Nottinghamshire, NG13 0FH**

£425,000
Tel: 01949 836678

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An opportunity to purchase a detached modern well proportioned home tucked away in a quiet backwater off a private driveway shared with only a handful of other dwellings, all positioned within walking distance of the heart of this highly regarded and well served Vale village.

Originally constructed in the late 1990s by Prowting Homes to a four bedroom design the property has been reconfigured to the first floor to three bedrooms, creating a large master suite with generous double bedroom and ensuite wet room. This has allowed for the integration of an electric lift that runs between the ground and first floors and this together with other adaptations has made it suitable for those with disabilities requiring ease of access but still retaining the ability to use both elements of a two storey home. Alternatively it would be reasonably straight forward to reinstate the original layout and adding a fourth bedroom.

To the ground floor there is an excellent level of accommodation which comprises two main reception areas leading off a central hallway with cloakroom off. The main sitting room has an aspect to the front and double doors leading through into the dining area of a large open plan living kitchen, which benefits from a pleasant aspect into the rear garden as well as linking into the useful addition of a conservatory at the rear. In addition there is a useful utility room with study off.

In addition to the current accommodation, the property benefits from planning approval for a substantial single and dual height extension to the side and rear, which adds to the onward potential, making it ideal for growing families with a higher budget, in effect creating a long term home.

The property benefits from UPVC double glazing and gas central heating with upgraded boiler and solar heating panels which provide a boost to the hot water system during the summer months, as well as relatively neutral decoration throughout.

The property occupies a pleasant plot tucked away in a small cul de sac with open plan frontage, generous driveway and attached double garage. To the rear is a

landscaped garden benefitting from an east to south aspect with seating areas, ornamental pond, lawn and pathway linking back into the conservatory.

Overall this is an excellent home with additional potential and viewing comes highly recommended.

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 WITH DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

12'4 x 8'5 max (3.76m x 2.57m max)



A pleasant initial entrance having wood effect laminate flooring, central heating radiator, spindle balustrade turning staircase with useful storage beneath, door to:

CLOAKROOM

4'2 x 3'11 (1.27m x 1.19m)



Having close coupled wc, wash basin, central heating radiator and UPVC double glazed window to the front.

SITTING ROOM

18'0 x 11'5 (5.49m x 3.48m)



A well proportioned reception which links through into the dining area of the kitchen creating an excellent everyday living/entertaining space. The focal point of the room is a feature Adam style fire surround and mantle, granite hearth and back with gas coal effect fire, coved ceiling, two central heating radiators, vinyl oak effect flooring, UPVC double glazed window to the front and a pair of double doors lead through into:

DINING KITCHEN

28'1 x 11'4 max (8.56m x 3.45m max)



A light and airy open plan space benefitting from a pleasant aspect into the rear garden as well as access into a conservatory at the rear. The dining area has central heating radiator, continuation of the oak effect flooring and access to an inconspicuous lift which rises to the first floor, UPVC double glazed window to the rear.



The kitchen is fitted with a generous range of wall, base and drawer units, preparation surfaces with inset stainless steel sink and drainer unit, tiled splashbacks. Integrated appliances include Fisher & Paykel double oven, four ring gas hob with extractor hood over, plumbing for dishwasher, space for further free standing appliance, continuation of the oak effect flooring, UPVC double glazed window to the rear and double glazed French doors leading into:

CONSERVATORY

8'8 x 8'8 (2.64m x 2.64m)



A useful addition to the property providing a further versatile reception space having pitched polycarbonate

roof, UPVC double glazed windows with opening toplights and integral blinds, tiled floor and UPVC double glazed French doors leading into the garden.

UTILITY ROOM

7'4 x 6'5 (2.24m x 1.96m)



Having fitted base unit with rolled edge work surface over, inset stainless steel sink and drainer unit, plumbing for washing machine and space for tumble drier, upgraded wall mounted Vaillant gas central heating boiler, space for further free standing appliance, central heating radiator, UPVC double glazed window to the side and exterior door. A further door gives access into:

STUDY

6'9 x 5'9 (2.06m x 1.75m)



Having central heating radiator, wall mounted electrical consumer unit, inset skylight with integral blind.

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

GALLERIED LANDING

13'11 max x 8'4 max (4.24m max x 2.54m max)



A well proportioned space offering room for a study area, UPVC double glazed window to the front, built in airing cupboard providing a good level of storage and also

housing the hot water cylinder, access to loft space, central heating radiator and door to:

MASTER BEDROOM

22'8 max x 12'0 max (6.91m max x 3.66m max)



The initial area houses the integral electric lift but could easily be reconfigured to reinstate the original fourth bedroom. The room having fitted wardrobes, central heating radiator, oak effect laminate flooring, UPVC double glazed windows to both the front and side elevations, access to:



ENSUITE WET ROOM

11'2 x 6'6 (3.40m x 1.98m)



Having large wet area with wall mounted electric shower, close coupled wc, half pedestal wash basin, shaver point, chrome contemporary towel radiator, central heating radiator and UPVC double glazed window to the rear.

BEDROOM 2

10'11 x 7'11 (3.33m x 2.41m)



A further double bedroom having aspect to the front, central heating radiator and UPVC double glazed window.

BEDROOM 3

7'7 x 8'11 (2.31m x 2.72m)



Having aspect into the rear garden, central heating radiator and UPVC double glazed window.

BATHROOM

8'5 x 5'8 (2.57m x 1.73m)



Having panelled bath with chrome mixer tap and integral shower handset with electric shower over and glass screen, built in vanity unit with low flush wc with concealed cistern and inset wash basin, tiled and mirrored splashback, shaver point, contemporary towel radiator, UPVC double glazed window to the rear.

EXTERIOR

The property occupies a delightful position tucked away off a private driveway at the end of the cul de sac shared with a handful of other dwellings. The frontage is open plan and partly laid to lawn with generous parking area which leads to a:

ATTACHED DOUBLE GARAGE

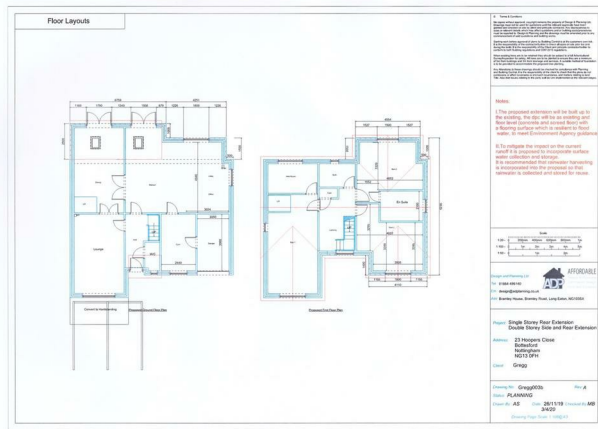
REAR GARDEN



To the side of the garage a timber courtesy gate gives access into the landscaped rear garden with central lawn, well stocked perimeter borders, flagged terraces with ornamental fish pond and timber pergola, enclosed by timber fencing.



PLANNING APPROVAL

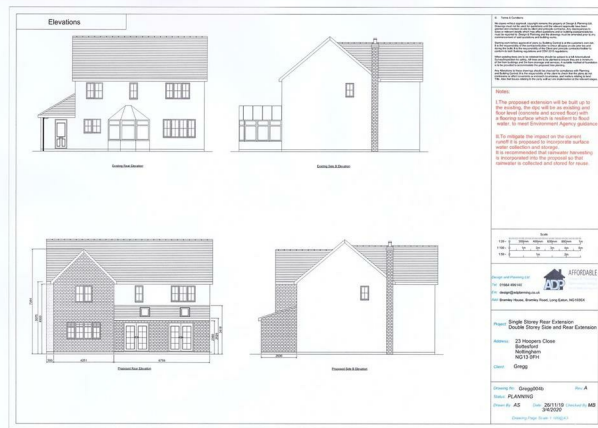


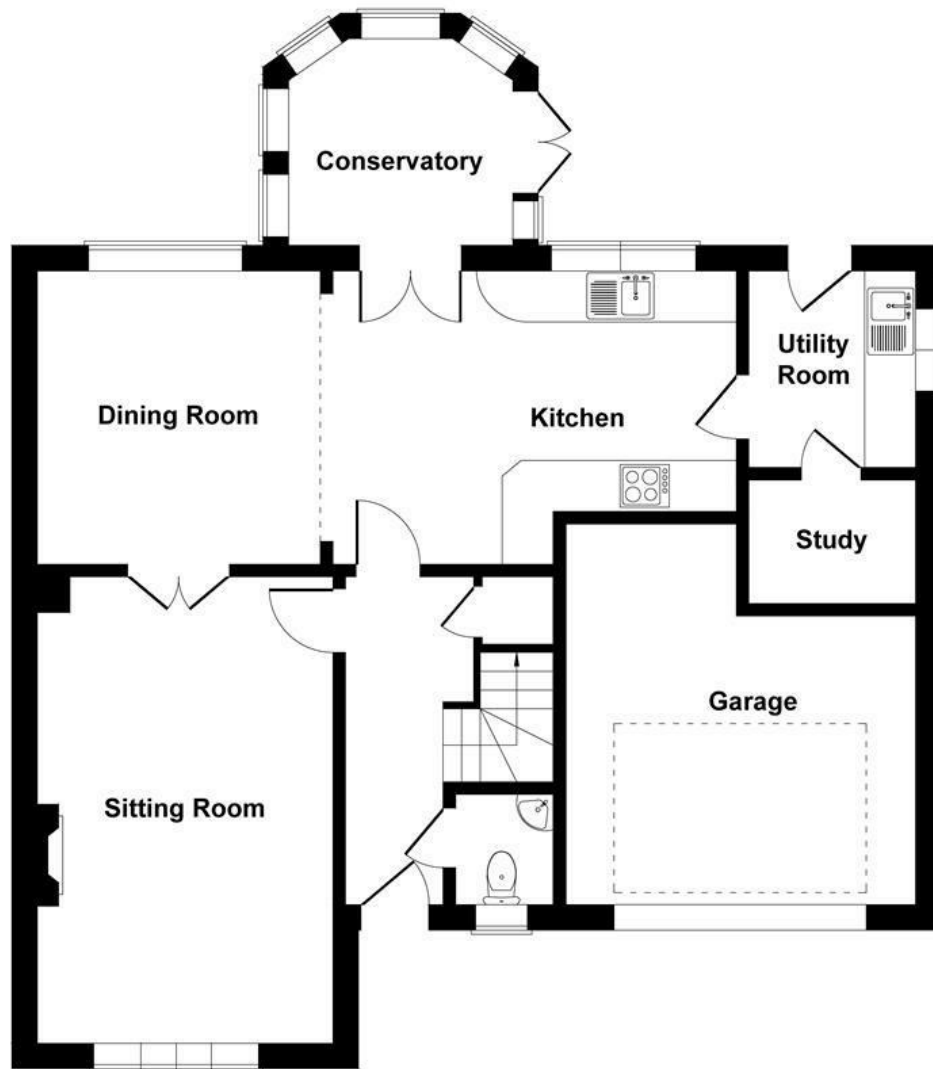
In addition to the current accommodation, planning was approved in May 2020 for a single storey addition to the rear and dual height extension to the side, which would create a particularly generous level of versatile accommodation making it ideal for growing families to expand. Further details can be found of Melton Borough Councils website under reference 19/01325/FULHH. The attached plans show the proposed additions.

COUNCIL TAX BAND

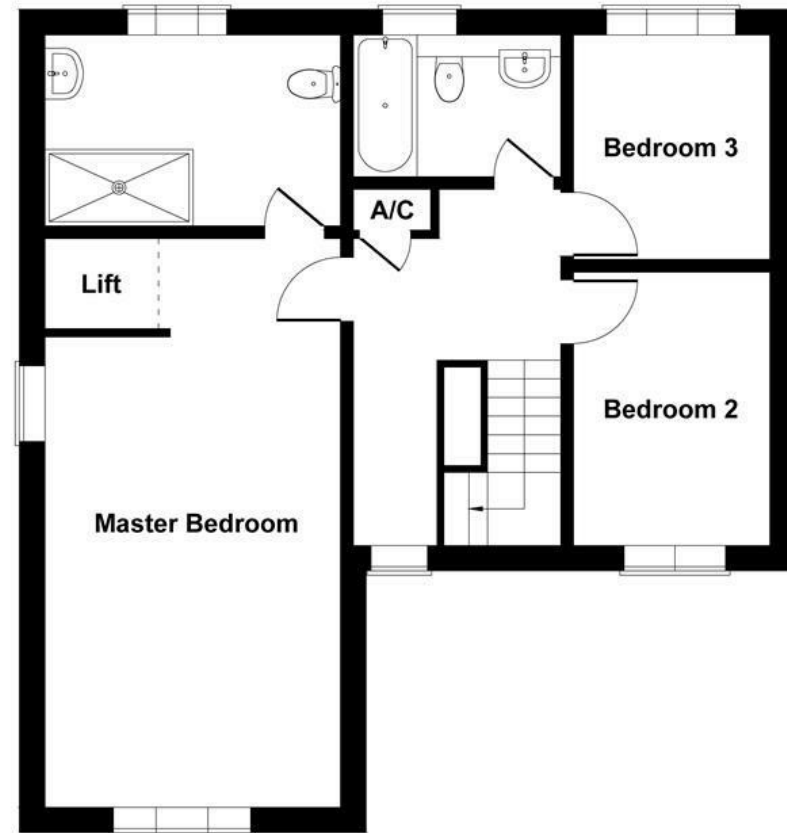
Melton Borough Council - Tax Band E.

PROPOSED ELEVATIONS





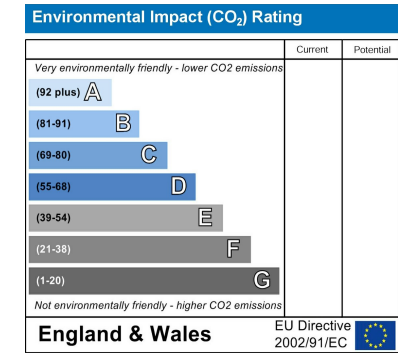
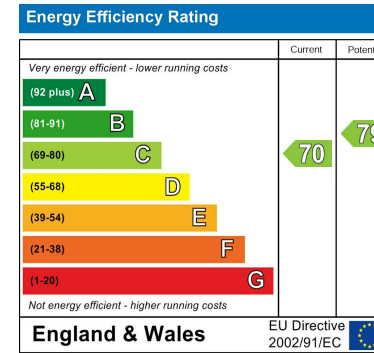
GROUND FLOOR



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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