



15 Bowbridge Lane, Bottesford,
Nottinghamshire, NG13 0AQ

Guide Price £350,000
Tel: 01949 836678

**RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an individual detached home which occupies a fantastic plot generous by modern standards with gardens to all sides.

The property has been well maintained over the years and although requiring a certain degree of cosmetic updating provides an excellent blank canvas for those wishing to place their own mark on a home, particularly as it occupies a prominent corner plot with ample room to expand, subject to necessary consents.

The accommodation comprises initial storm porch which leads into the entrance hall, dual aspect sitting room linking through into the addition of a garden room at the rear, generous dining kitchen with large walk-in pantry off. To the first floor there are three bedrooms and modernised shower room.

There is a driveway to the front, attached garage and gardens to all sides benefitting from a southerly rear aspect.

The property is located only a short walk from the centre of the village and provides an excellent opportunity to either up-size or relocate into this highly regarded and well served edge of Vale village.

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 LEADED LIGHT GLAZED DOOR LEADS THROUGH INTO:

STORM PORCH

8'0 x 3'7 (2.44m x 1.09m)

Having wall light point, leaded glazed lights to the front and side, glazed door leading through into:

ENTRANCE HALL

10'10 x 6'0 (3.30m x 1.83m)



Having wood effect laminate flooring, central heating radiator, staircase rising to the first floor with useful alcove beneath, glazed door to:

SITTING ROOM

23'10 x 11'10 (7.26m x 3.61m)



A well proportioned light and airy reception benefitting from windows to two elevations as well as French doors leading through into a garden room at the rear. The room is large enough to accommodate both living and dining areas with the focal point being a feature stone faced chimney breast with slate hearth and gas fire, two central

heating radiators, leaded light windows to the front and side and a pair of French doors lead through into:

GARDEN ROOM

8'11 x 17'2 (2.72m x 5.23m)



Having central heating radiator, double glazed windows to the side elevation and two UPVC double glazed sliding patio doors to the rear overlooking the southerly facing rear garden.

From the entrance hall a further multi-pane door leads through into:

DINING KITCHEN

14'4 x 10'3 (4.37m x 3.12m)



A well proportioned space having ample room for dining table and overlooking the rear garden, fitted with a generous range of oak fronted wall, base and drawer units, glass fronted display cabinet, marble effect laminate preparation surfaces with inset stainless steel sink and drainer unit, space for free standing gas or electric cooker, ample room for further free standing appliances, built in understairs pantry/cupboard, additional walk-in pantry, UPVC double glazed window to the rear and multi-pane door leading into a:

SIDE ENTRANCE PORCH

Having access into a:

UTILITY CUPBOARD

Having plumbing for washing machine and space for tumble drier.

FROM THE ENTRANCE HALL A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having access to loft space, UPVC double glazed window to the side and doors to:

BEDROOM 1

13'4 x 10'5 (4.06m x 3.18m)



A well proportioned double bedroom having aspect to the front, central heating radiator and leaded light effect window.

BEDROOM 2

10'5 x 10'4 (3.18m x 3.15m)



A further double bedroom having aspect into the rear garden, central heating radiator and UPVC double glazed window.

BEDROOM 3

8'7 x 7'2 (2.62m x 2.18m)



Currently utilised as a home office but ideal as a child's single bedroom or nursery, having overstairs bulkhead with storage cupboard over, central heating radiator and leaded light window to the front elevation.

SHOWER ROOM

7'8 x 5'2 (2.34m x 1.57m)



Appointed with large shower enclosure with sliding screen and wall mounted shower mixer, low flush wc with concealed cistern, vanity surface with inset wash basin, tiled walls, chrome towel radiator, built in airing cupboard and UPVC double glazed window to the rear.

EXTERIOR

The property occupies a delightful established and well proportioned plot, set back from the lane behind post and rail frontage with lawned garden and established borders well stocked with a variety of shrubs. A driveway provides off road car standing and leads to an:

INTEGRAL GARAGE

16'2 x 8'9 (4.93m x 2.67m)

Having up and over door, power and light. To the rear of the garage is a separately accessed store room.

REAR GARDEN



The rear garden is particularly generous and benefits from a southerly aspect, having , paved terrace, large lawn and well stocked perimeter borders with established trees and shrubs, enclosed in the main by panelled fencing.

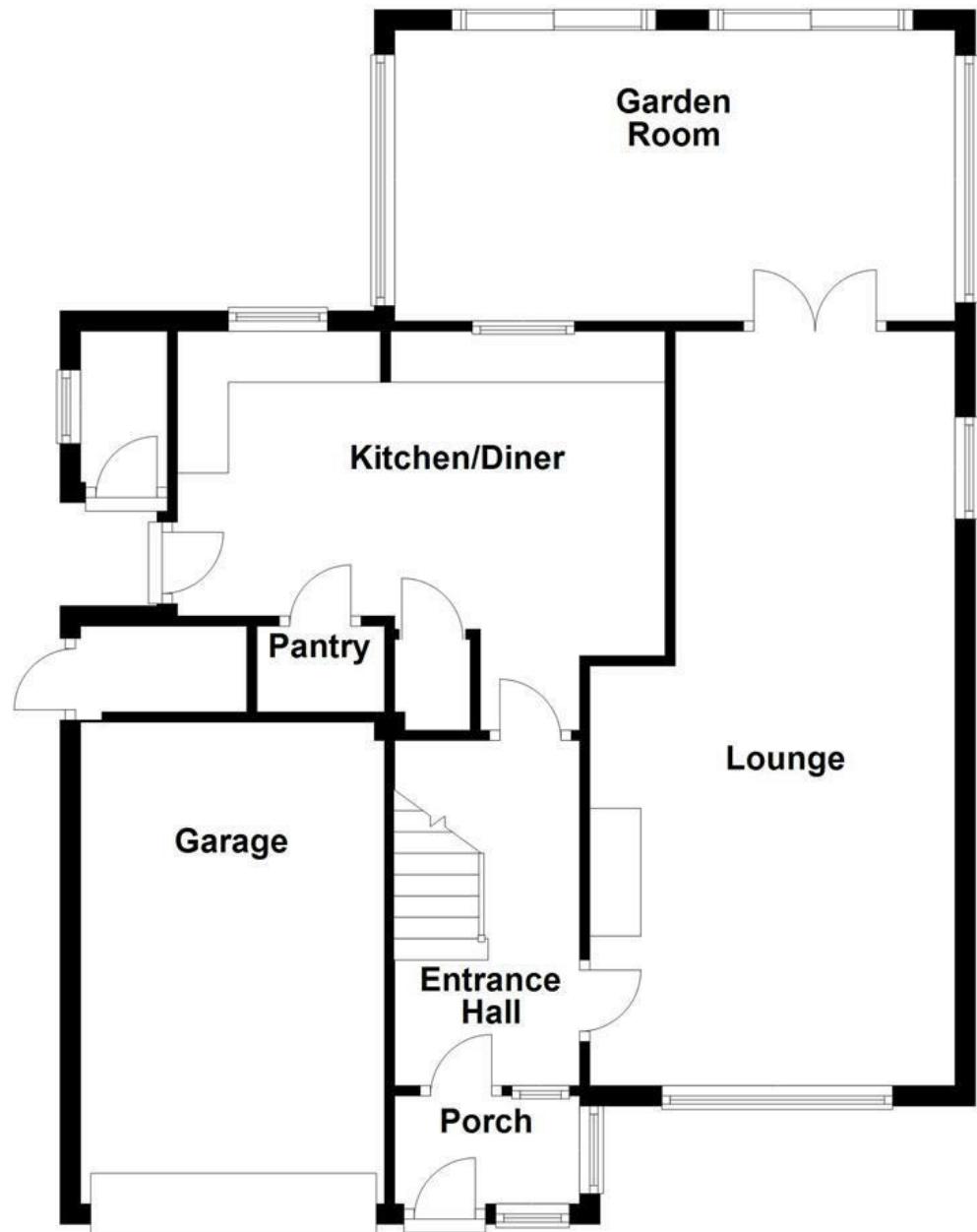


COUNCIL TAX BAND

Melton Borough Council - Tax Band D.

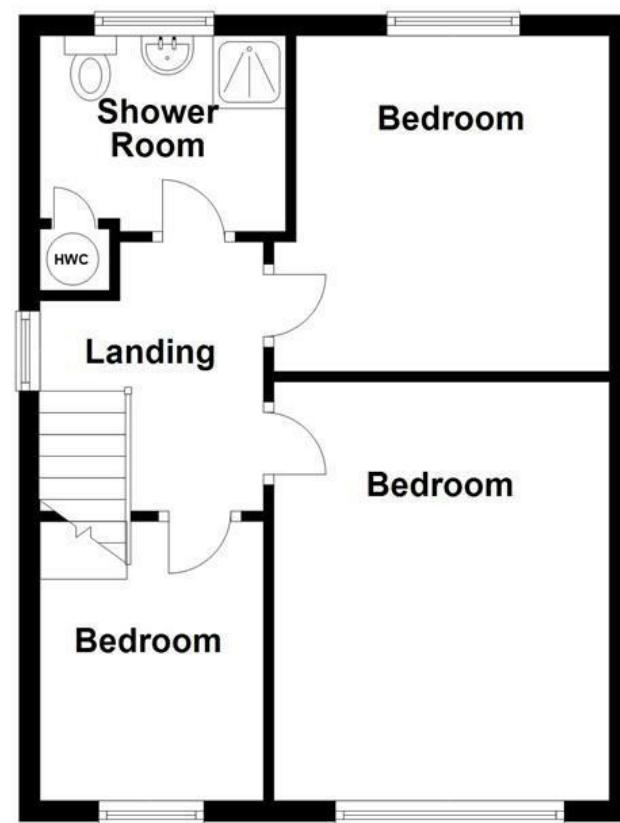
Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 104.5 sq. metres (1125.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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



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