



Pebworth Meadows View, Normanton Lane,
Bottesford NG13 0FL

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The Pebworth is a spacious detached family home providing 1105 square feet of living accommodation. A generous size entrance hall gives access to the ground floor accommodation which includes a cloakroom/wc, a lounge with French doors opening to the rear garden, and a dual aspect dining kitchen also with French doors leading out to the garden, plus a laundry room. The first floor landing provides access to three double bedrooms (master with an en-suite), and the bathroom. There are gardens to the front and rear of the property, and a single garage providing off road parking.

Meadows View is an appealing development located on the outskirts of the sought after village of Bottesford. The development has been designed with open space in mind, and offers a range of homes including detached and semi detached houses and bungalows.

This is an exciting time to purchase a brand new home from the reputable and award winning Miller Homes!

For more information on the development, house types and prices and to arrange your viewing please contact Mike at Thomas James Land & New Homes.

Prices From £297,000





Bottesford

Bottesford lies in the picturesque Vale of Belvoir and enjoys easy access to an excellent array of amenities including shops, churches, a post office, a doctors surgery, a library, park, skate park and a number of pubs and restaurants including The Thatch and Pauls.

There is a playgroup in the village, a Church of England Primary School and the Priory Belvoir Academy Secondary School which has a "Good" Ofsted rating.

Nearby leisure facilities include the Grantham Meres Leisure Centre with a climbing wall, gym, fitness classes and swimming pools and a golf course at Belton Woods.

Access & Transport Links

Bottesford enjoys excellent access to superb local countryside and neighbouring towns.

Grantham lies just 7.9 miles away (13 minutes)
 Nottingham 17.6 miles away (32 minutes)
 Melton Mowbray 15.1 miles away (26 minutes)
 West Bridgford 15 miles (26 minutes)

The train link (via Grantham) to London Kings Cross Station means that a commute to the capital takes less than two hours.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to

use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Lounge

10'4" x 13'3" (3.15m x 4.04m)

Kitchen Area

10'8" x 10'8" (3.25m x 3.25m)

Family / Dining

10'8" x 13'0" (3.25m x 3.96m)

WC

3'11" x 6'4" (1.19m x 1.93m)

Master Bedroom

11'4" x 12'4" (3.45m x 3.76m)

Master En Suite

9'11" x 5'8" (3.02m x 1.73m)

Bedroom Two

11'4" x 11'1" (3.45m x 3.38m)

Bedroom Three

11'10" x 10'2" (3.61m x 3.10m)

Bathroom

6'3" x 7'4" (1.91m x 2.24m)

Service Charge

£125.00 plus VAT per annum

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

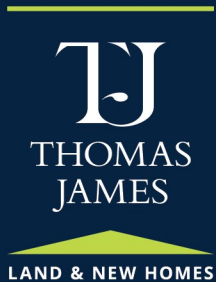


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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