



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

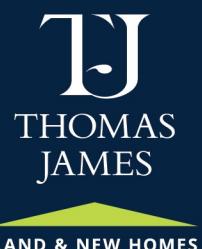
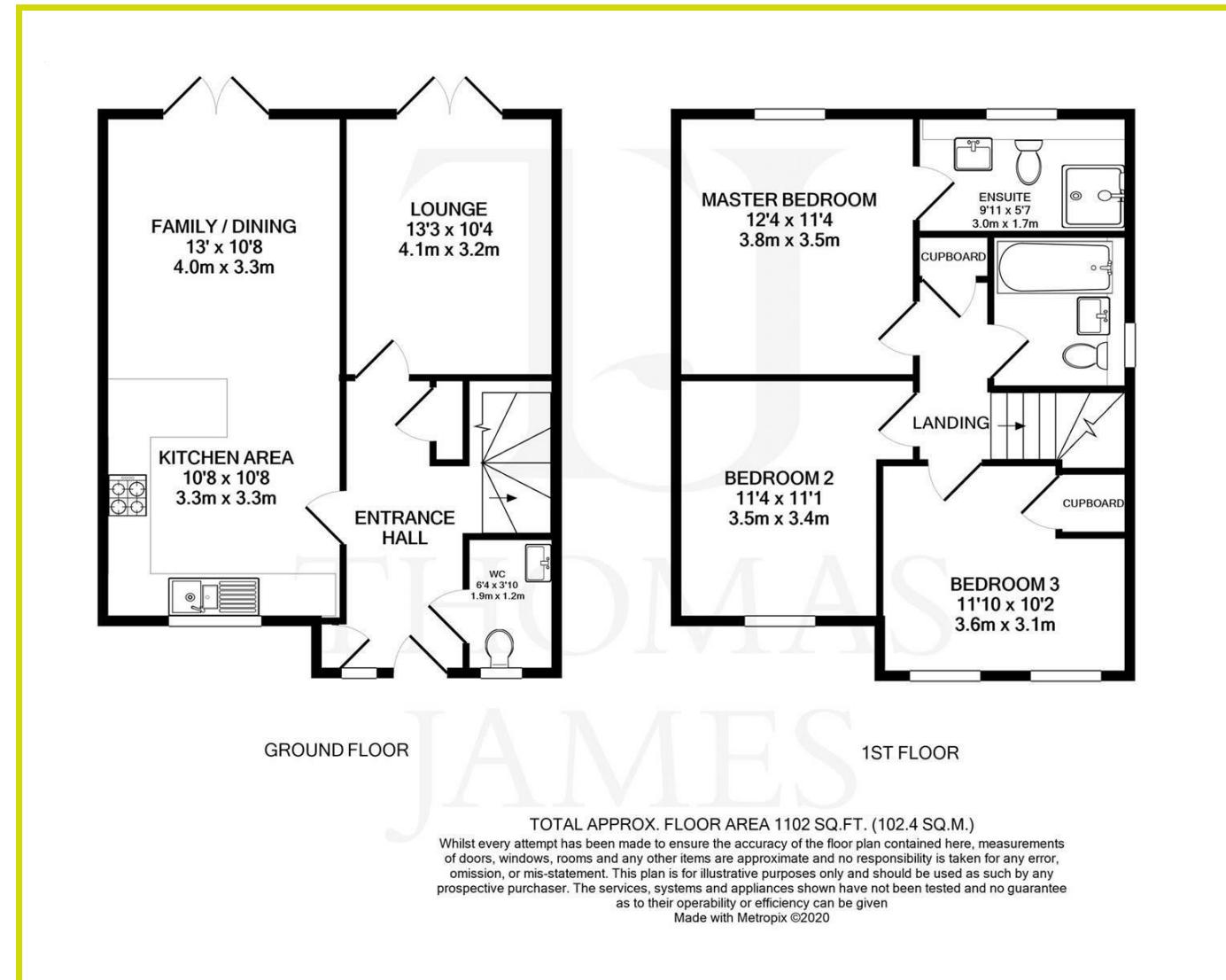
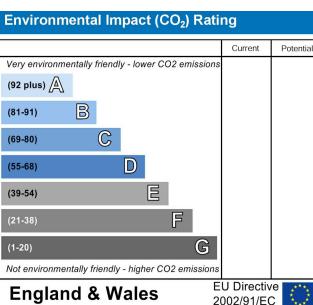
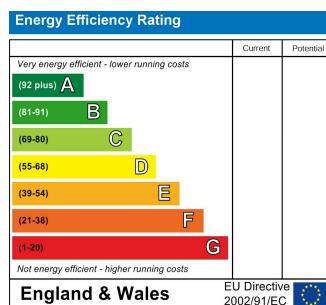
£125.00 plus VAT per annum

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## 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.



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