

**FOR SALE**

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**3 BELVOIR ROAD, BOTTESFORD,  
LEICESTERSHIRE NG13 0BG**

**£625,000**



### 3 BELVOIR ROAD, BOTTESFORD, LEICESTERSHIRE NG13 0BG

A SUPERB FOUR DOUBLE BEDROOMED FAMILY HOME FINISHED TO AN EXCEPTIONALLY HIGH STANDARD WITH SPACIOUS RECEPTION AND BEDROOMS.

The spacious and beautifully finished accommodation comprises an initial open fronted entrance porch, generous entrance hall with ground floor cloakroom, a well proportioned sitting room, separate dining room as well as an additional third reception which could be utilised as a Home Office, snug or study, a conservatory, beautifully appointed kitchen with large utility off - and it all benefits from under floor heating. The first floor landing gives access to the four generous double bedrooms, the Master having an en-suite bathroom as well as private dressing room and there is a further separate large family bathroom with a four piece suite.

The property occupies a delightful plot with open aspect to the side over the adjacent playing fields and open plan frontage, adjacent to which is a large driveway providing off road car standing for numerous vehicles and leading to a detached brick and tile DOUBLE GARAGE. The rear garden is mainly laid to lawn, being of a manageable size and offering total privacy.

Bottesford is a very highly sought-after village being the largest in the Vale of Belvoir and offering a wealth of local amenities including primary and secondary schools, a good range of local shops, doctors surgery, dentist and a number of pubs and restaurants. The village is conveniently located about 7 miles from Grantham and about 20 miles east of Nottingham and 16 miles north of Melton Mowbray. Grantham and Nottingham provide good road links to both the A1 and M1 and Grantham Station to Kings Cross in only a 1 hour and 10 minute journey.

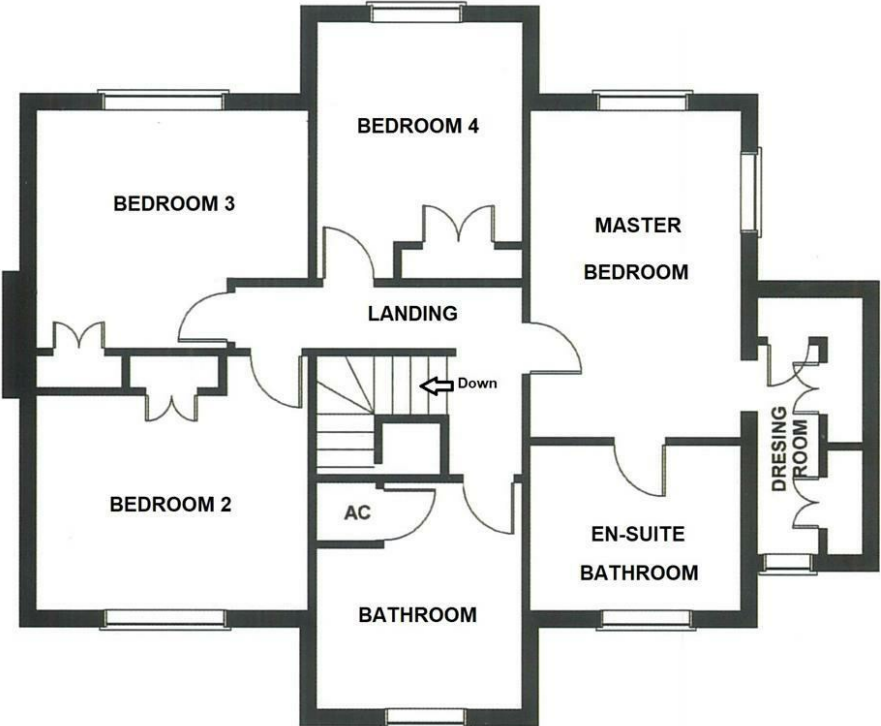
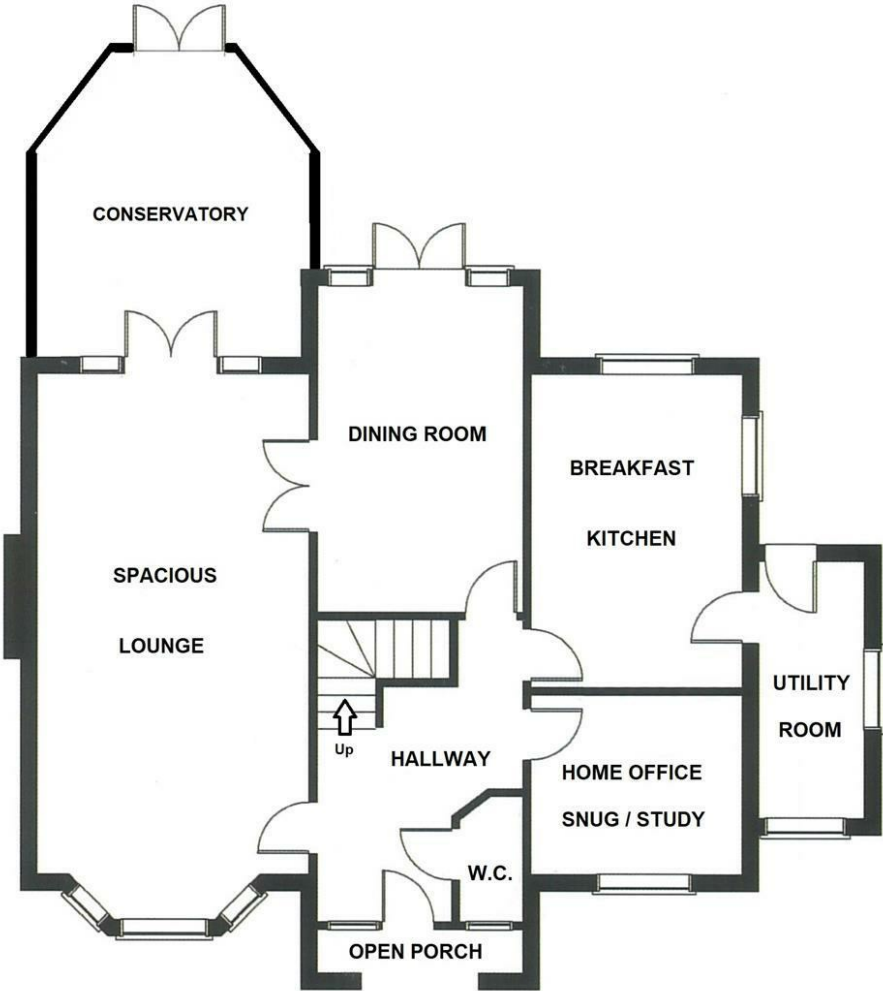
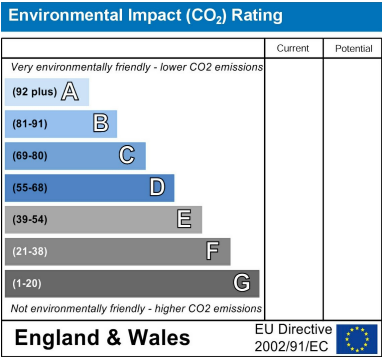
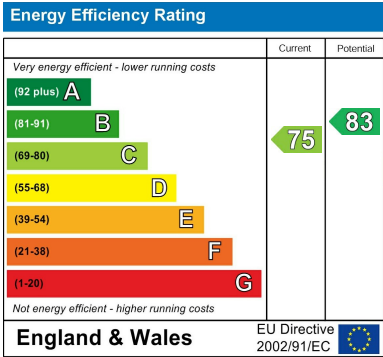


**DIRECTIONAL NOTE** Leaving Bingham on Market Street turn left onto Long Acre and follow the road round to its junction with the A52. Turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turning to Bottesford. Continuing along the bypass take the second left turn signposted to Bottesford onto Belvoir Road and continue towards the centre of the village where the property will be seen on the right hand side identified by our Hammond Property Services For Sale board.

**For Sat Nav use Post Code:** NG13 0BG

Council Tax Band

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AN OPEN FRONTED PORCH WITH SOLID OAK ENTRANCE DOOR WITH COLOURED LEADED GLASS, LEADS THROUGH TO THE:

#### **RECEPTION HALL**

A delightful and spacious area with a natural ash staircase rising to the first floor, useful understairs storage cupboard, recessed downlighters and door to

#### **LARGE LOUNGE**

24'6 x 13'3 (7.47m x 4.04m)

A particularly generous and well proportioned main reception room with a natural Portland dressed stone fireplace with inset gas fire, inset downlighters, TV point, pair of oak and part glazed double doors leading through to the dining room, UPVC double glazed bay window to the front elevation and UPVC double glazed French doors leading through to the







### **DINING ROOM**

16'0 x 10'0 (4.88m x 3.05m)

A spacious entertaining room with inset downlighters, double doors returning through to the lounge as well as further door to the entrance hall and double glazed French doors leading to the rear terrace.

### **CONSERVATORY**

15'0 x 11'9 (4.57m x 3.58m)

From the lounge, a very useful addition to the property with a brick base and solid pitched roof, tiled floor with underfloor heating and there are double glazed double doors leading on to the rear patio.







### **BREAKFAST KITCHEN**

15'3 x 10'3 (4.65m x 3.12m)

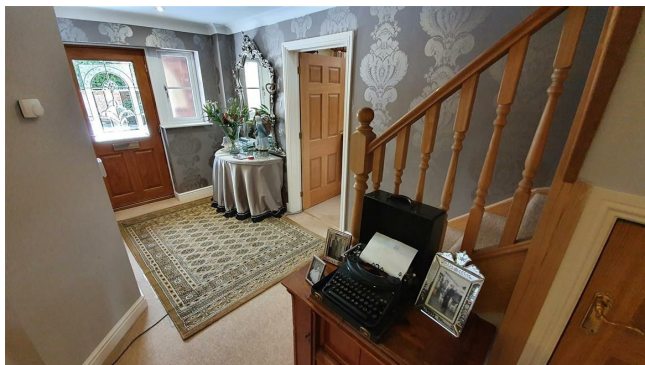
Beautifully appointed and fitted with a Croft natural oak kitchen with pewter door furniture, black granite work surfaces with under mounted one and a half bowl sink unit and a flexihose tap. Integrated appliances include Leisure Rangemaster five burner range with two electric ovens, hot plate and griddle, Rangemaster chimney hood over, integrated dishwasher, an inset microwave and space for fridge freezer. Under unit lighting and recessed downlighters to the ceiling, ceramic tiled floor and splashbacks, double glazed windows to both the rear and side elevations. A door leads through to the:

### **UTILITY ROOM**

Fitted with a range of base units as well as larder unit complementing the main kitchen with matching granite effect laminate work surfaces, plumbing for washing machine and space for tumble dryer, larder cupboard also concealing the gas central heating boiler, continuation of the tiled floor and inset downlighters, UPVC double glazed windows to the front and side elevations and part glazed door leading to the rear garden.







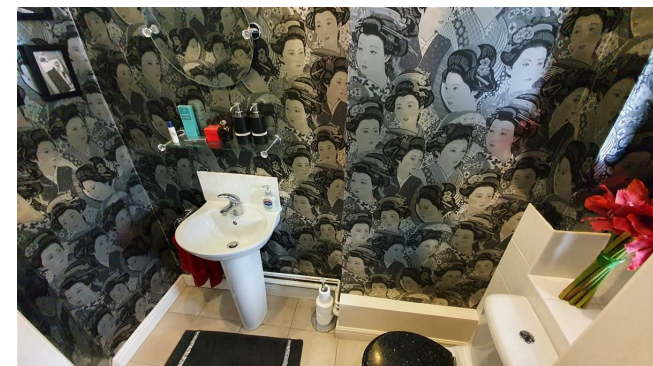
### **HOME OFFICE / SNUG / STUDY**

10'3 x 8'9 (3.12m x 2.67m)

A versatile third reception room which is currently utilised as a home office but could become a teenager's sitting room or even ground floor bedroom for elderly relative. With inset downlighters, telephone point and a UPVC double glazed window to the front elevation.

### **CLOAKROOM**

with a two piece contemporary white suite comprising pedestal wash hand basin with chrome mixer tap and tiled splashback, low flush W.C., tiled floor and downlighters.







RETURNING TO THE ENTRANCE HALL A FLIGHT OF STAIRS PROVIDES ACCESS TO THE:

**FIRST FLOOR LANDING**

with a central heating radiator, access to loft space and doors leading to:

**MASTER BEDROOM**

16'3 x 10'6 (4.95m x 3.20m)

A pleasant double bedroom with windows to both the rear and side elevations which overlook the adjacent playing fields. Telephone and TV points, central heating radiator and archway through to the:







### **EN-SUITE BATHROOM**

10'3 x 8'3 (3.12m x 2.51m)

Beautifully appointed with a contemporary white suite comprising panelled bath, separate double width shower enclosure, low flush W.C., pedestal wash hand basin, fully tiled walls and floor, contemporary chrome heated towel radiator, downlighters to the ceiling and UPVC double glazed window to the front elevation.

### **DRESSING ROOM**

13'0 x 5'3 (3.96m x 1.60m)

with a range of built-in wardrobes, central heating radiator and UPVC double glazed window to the front elevation.







### **BEDROOM TWO**

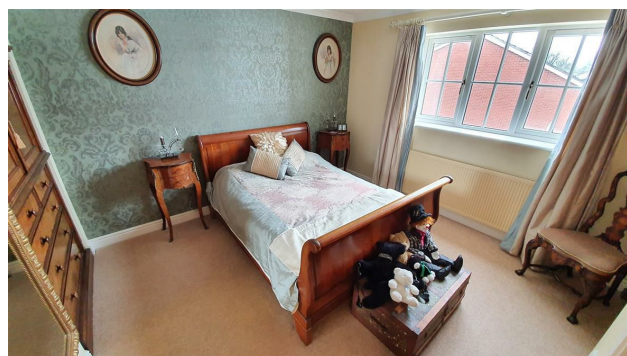
13'0 x 12'6 (3.96m x 3.81m)

with a central heating radiator, TV point, built in double wardrobes and a UPVC double glazed window to the front elevation.

### **BEDROOM THREE**

13'0 x 11'3 (3.96m x 3.43m)

An L shaped double bedroom with built in wardrobes, central heating radiator, TV point, UPVC double glazed window to the rear elevation.







#### **BEDROOM FOUR**

13'0 x 10'0 (3.96m x 3.05m)

The measurements include the depth of the large built in double wardrobes, central heating radiator, TV point and UPVC double glazed window overlooking the private rear garden.

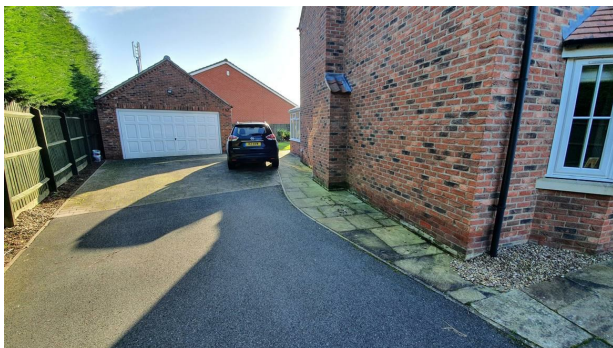
#### **FAMILY BATHROOM**

11'9 x 9'6 (3.58m x 2.90m)

with a contemporary white suite comprising panelled bath with separate double width shower enclosure with deluge shower head over, pedestal wash hand basin, low flush W.C., fully tiled walls and floor, chrome contemporary heated towel radiator, shaver point, inset downlighters to the ceiling, UPVC double glazed window to the front elevation.







### **OUTSIDE**

The property occupies a pleasant but manageable secluded plot, set back from Belvoir Road at the end of a small private driveway with open plan frontage and lawn with an adjacent double width driveway providing off road car standing for several vehicles and, in turn, leads to the DOUBLE GARAGE with an electrically operated double door, equipped with power and light, storage created within the eaves and a UPVC double glazed door and window to the side elevation.

The rear garden is mainly laid to lawn with paved terrace and established shrubs, offering total privacy and enclosed by brick walling and panelled fencing.

