

FOR SALE

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

£480,000

38 BELVOIR ROAD, BOTTESFORD, LEICESTERSHIRE NG13 0BG

Position? Ideal! Setting? Picturesque!! Plot? Substantial!!! Privacy? Very hard to beat!!!!

A truly STUNNING family home for the larger family – quality throughout with a fully refurbished finish... new kitchen, new bathroom, new en-suite, new layout, new décor and with ample parking to the front for numerous vehicles. There are fully landscaped gardens to the rear – perfect for the growing family – and a very large area of decking for those families who enjoy entertaining - accessed from bi-folding doors in the kitchen – the ideal place for al fresco dining during those balmy summer evenings!!!

The accommodation comprises Entrance Hall, Living Room, downstairs W.C. luxurious Living/Kitchen/Diner with the kitchen enjoying bi-folding doors to the large decking area of the rear garden, boot room / utility room, four double bedrooms with both bedrooms One and Two benefitting from en-suite shower rooms, family bathroom and a single garage.



The ideal area for alfresco dining during those balmy summer evenings – accessed from the bi-folding doors from the dining area – it's what everyone is looking for!



Is this the largest and most private rear garden at this price range?



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Bottesford is a 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, post office / convenience store, green grocer, and railway links to Grantham and Nottingham, 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 is only 1 hour and 10mins journey time and Nottingham is approximately 15.6 miles away.

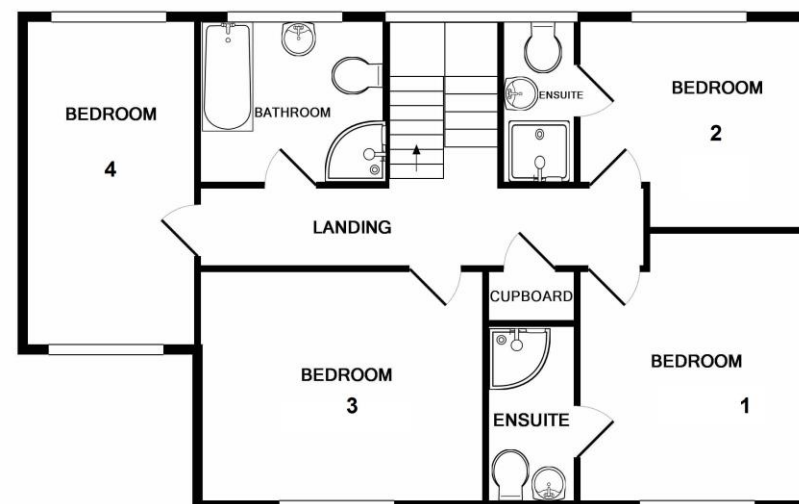
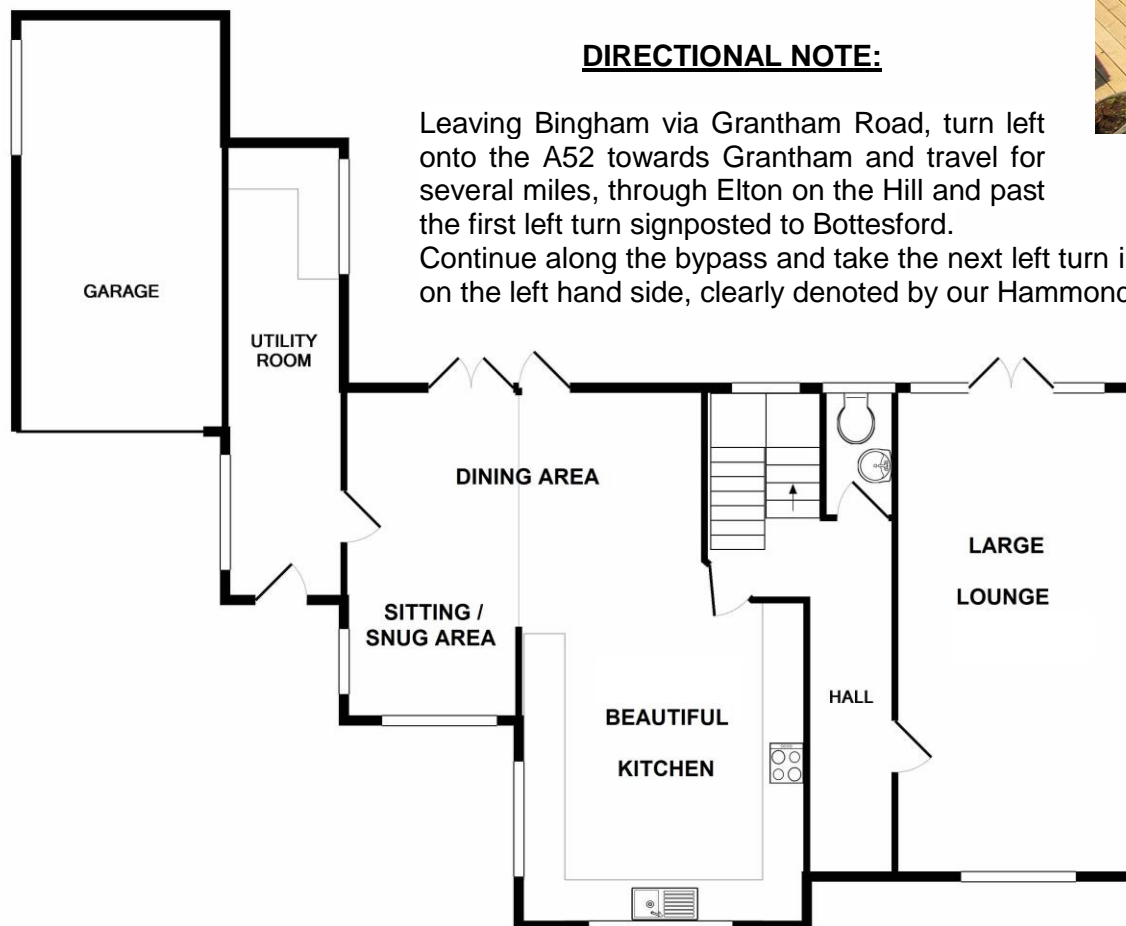


Sunshine and blue skies – for al-fresco dining during balmy summer evenings...

DIRECTIONAL NOTE:

Leaving Bingham via Grantham Road, turn left onto the A52 towards Grantham and travel for several miles, through Elton on the Hill and past the first left turn signposted to Bottesford.

Continue along the bypass and take the next left turn into Bottesford onto Belvoir Road and Number 38 will be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.





ENTRANCE Entrance via uPVC double glazed front door with obscure glass side panel into Entrance Hall.

ENTRANCE HALL A lovely, light and bright, welcoming reception space with high quality porcelain tiled flooring, double panel radiator, returning staircase rising to first floor accommodation with an understairs storage cupboard, inset ceiling spotlights, coving to ceiling, solid wooden door to Ground Floor W.C, contemporary wooden and glass door to Living/Kitchen/Diner and contemporary solid wooden and glass door to Living Room.

DOWNSTAIRS W.C. A contemporary fitted cloakroom with low level W.C. and wall mounted wash basin, light grey ceramic tiling to floors and wall and uPVC double glazed obscure glass window to the rear elevation.





LIVING / DINING KITCHEN 23'6 x 19'0

An open plan, spacious, 'L' shaped family area with continuation of the high-quality porcelain tiled flooring, uPVC double glazed windows to the front and side elevations and having inset ceiling spotlights. The kitchen has been recently refurbished and is fitted with a delightful range of contemporary light grey and white high gloss base and wall mounted units with brushed steel handles and solid white granite work surfaces and splash backs over, inset ceramic sink with traditional style mixer tap, an AEG touch induction hob with contemporary steel and glass extractor fan over and uPVC double glazed windows to the front and side elevations. This kitchen has a number of built in appliances including: electric double oven and grill, fridge freezer, dishwasher and a slimline wine cooler.





The dining area has wooden double glazed full opening bi-fold doors leading out to the rear garden, two vertical wall mounted radiators, uPVC double glazed window to the rear elevation, wall mounted television point and bracket and a uPVC double glazed door to the Utility Area.

SIDE PORCH / UTILITY ROOM

21'6 x 5'8 built-in base unit with work surface over uPVC double glazed obscure glass door to the front elevation and leading out to the rear garden, space and plumbing for washing machine and further appliances, built-in stainless steel sink and drainer and uPVC double glazed window to the side elevation.





LOUNGE 21'4 x 12'8 A light and bright primary reception room with a feature multi-fuel burning stove, oak flooring, television point, coving to ceiling, double panel radiator, a uPVC double glazed window to the front elevation and uPVC double glazed full opening French doors with side panels leading out to the rear garden.

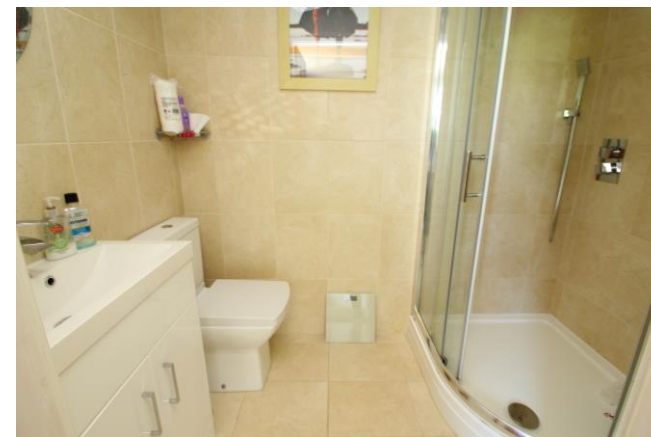




TO THE FIRST FLOOR

MASTER BEDROOM 12'0 x 11'0 UPVC double glazed window to the front elevation, double panel radiator and solid wooden and glass door to the en-suite Shower Room.

EN-SUITE SHOWER ROOM Fitted with a contemporary three piece white suite comprising: low level W.C., feature wash basin set into a vanity storage unit with a mixer tap and a corner shower cubicle with a chrome rain shower attachment, stainless steel vertical heated towel rail, extractor fan and tiling to the floor and all walls in a sandstone ceramic tile.





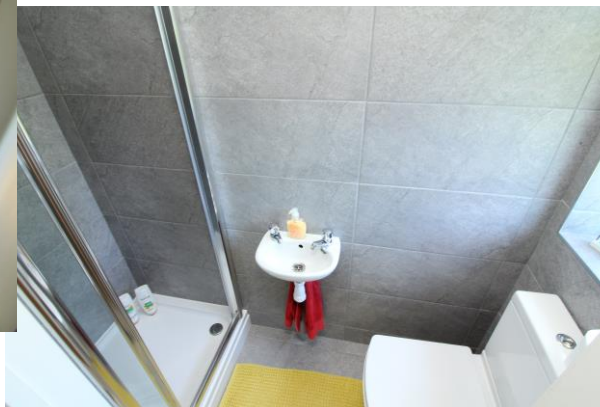
FIRST FLOOR Leading up to the first floor is a returning staircase with a uPVC double glazed feature window to the rear elevation.

FIRST FLOOR LANDING Inset ceiling spotlights, coving to ceiling, loft hatch and solid wooden doors to Bedroom and Bathroom accommodation and airing cupboard.



BEDROOM 2 10'0 x 8'3 Fitted wardrobes to one wall, uPVC double glazed window to the rear elevation, double panel radiator and a solid wooden door to the en-suite.

EN-SUITE SHOWER ROOM Fitted with a three piece white suite comprising: low level W.C., wall mounted wash basin and corner shower cubicle with electric shower over, extractor fan, uPVC double glazed obscure glass window to the rear elevation and having tiling to the floor and all walls in a rectangular light grey ceramic tile.

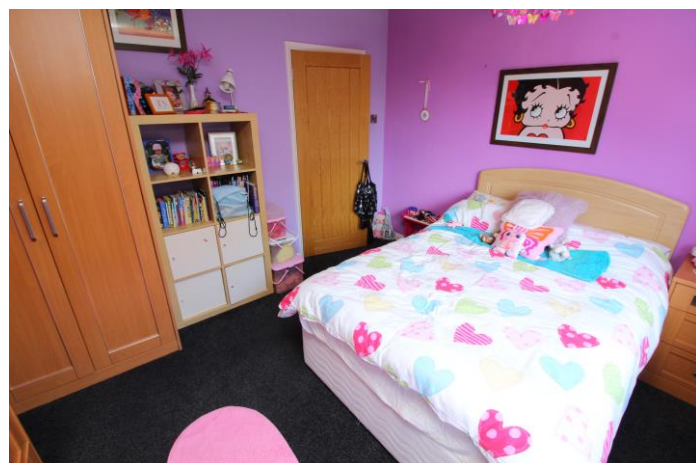




BEDROOM 3 12'2 x 11'3 UPVC double glazed window to the front elevation, double panel radiator and television point.

BEDROOM 4 14'6 x 7'6 A dual aspect bedroom having uPVC double glazed windows to the front and rear elevations, built-in wardrobe and storage units, two double panel radiators and television point.

FAMILY BATHROOM 8'0 x 6'2 Fitted with a modern, four piece white suite comprising: low level W.C., wash basin set into a vanity storage unit with mixer tap, feature panel bath with central mixer tap and corner shower cubicle with Mira shower over, stainless steel vertical heated towel rail, uPVC double glazed obscure glass window to the rear elevation, inset ceiling spotlights, shaver point and having tiling to floor and all walls in a contemporary rectangular light grey ceramic tile.





OUTSIDE The property has a generous front garden with a herringbone block paved driveway providing off street parking for several vehicles, a shaped lawn with inset mature trees and borders, feature gravelled areas and being enclosed to all sides. **SINGLE GARAGE** with up and over door to the front elevation, light and power.





OUTSIDE

Immediately to the rear and accessed via the bi-folding doors from the dining area is a much larger than average area of decking... ideal for entertaining and alfresco dining during those balmy summer evenings, leading onto a shaped lawn with deep inset borders and a gravelled area leading to a brick built outbuilding which is ideal for storage. There is also a reclaimed brick edge flower bed with a step up to a further patio area which is also ideal for entertaining and alfresco dining.





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Energy Performance Certificate



38, Belvoir Road, Bottesford, NOTTINGHAM, NG13 0BG

Dwelling type: Detached house Reference number: 0449-2836-6763-9703-8045
 Date of assessment: 06 June 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 June 2017 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

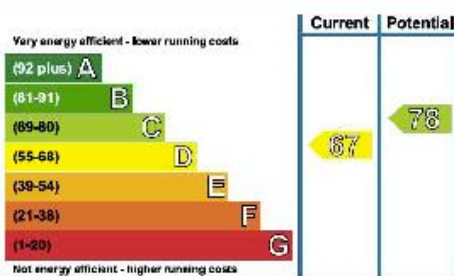
Estimated energy costs of dwelling for 3 years:	£ 3,561
Over 3 years you could save	£ 486

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 261 over 3 years	
Heating	£ 2,685 over 3 years	£ 2,541 over 3 years	
Hot Water	£ 438 over 3 years	£ 270 over 3 years	
Totals	£ 3,561	£ 3,075	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

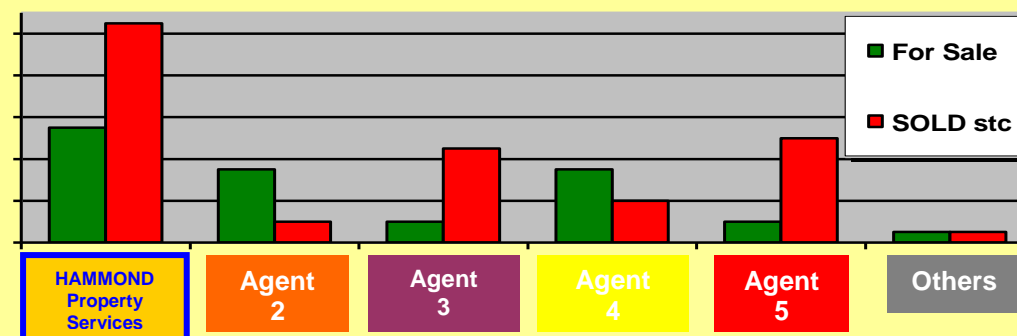
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 183	✓
2 Low energy lighting for all fixed outlets	£95	£ 150	✓
3 Solar water heating	£4,000 - £8,000	£ 153	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 4th August 2016.



Conclusions from our Board Meeting:

If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

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