



Ash Grove,
Bottesford, Leicestershire, NG13 0FR



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0115 888 0000

Offered to the market is this immaculate, Four Bedroom Detached Home. Located in a quiet cul-de-sac within the popular village of Bottesford, just a short walk away from an array of amenities. Accommodation comprises: Entrance Hall, Living Room with feature log burner, open plan Kitchen Diner, Ground Floor Bedroom / further Reception Room, contemporary Wet Room, Conservatory, Four Bedrooms with the Master having an En-Suite, Family Bathroom with built in television, landscaped Gardens and driveway providing off street parking. Owned Solar Panels. Council Tax Band - D. EPC Rating - C. Freehold. No Upward Chain

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A lovely welcoming reception with stairs rising to the first floor with good sized under stairs storage cupboard, doors to the ground floor accommodation and contemporary wall mounted grey radiator.

Ground Floor Bedroom / Further Reception Room

8'5" x 12'5" (2.58 x 3.80)

A versatile room with uPVC double glazed window to the front elevation and contemporary wood effect laminate flooring.



Living Room

16'7" x 10'9" (5.07 x 3.30)

UPVC double glazed window to the front elevation, feature contemporary log burner set onto a Granite hearth with wooden mantel over, Media wall with television point and built-in alcove shelving with lighting and open through to the Kitchen Diner.

Open Plan Kitchen Diner

11'0" max x 26'0" max (3.36 max x 7.95 max)

A lovely light and bright Kitchen Diner being fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in dishwasher, electric touch hob, built-in electric fan assisted oven and grill, space for fridge freezer space and plumbing for washing machine and further appliances, wall mounted gas central heating boiler being serviced in 2025, contemporary wall mounted radiator, door to the Wet Room, uPVC double glazed door and window to the Rear Garden and double glazed patio doors to the Conservatory.

Wet Room

6'9" max x 8'2" max (2.08 max x 2.49 max)

Fitted with a contemporary Wet Room suite with shower, wash basin and W.C., uPVC double glazed window to the side elevation and heated towel rail.

Conservatory

12'6" max x 9'2" max (3.82 max x 2.81 max)

UPVC double glazed construction with French doors leading out to the Rear Garden and contemporary wood effect laminate flooring.

Landing

Doors to the Bedroom and Bathroom accommodation and airing cupboard and having loft hatch.

Master Bedroom

13'1" 26'2" max x 12'2" max (4.80 max x 3.73 max)

UPVC double glazed window to the front elevation, television point, built-in bedroom furniture and wardrobes and door to the En-Suite.

En-Suite

4'3" max x 5'7" max (1.31 max x 1.72 max)

Fitted with a modern three piece suite comprising: Fully tiled shower cubicle, W.C., and wash basin. UPVC double glazed window to the side elevation, tiled flooring and heated towel rail.

Bedroom Two

10'9" x 9'11" (3.30 x 3.04)

UPVC double glazed window to the rear elevation.

Bedroom Three

11'3" x 8'6" (3.44 x 2.61)

UPVC double glazed window to the front elevation, built-in wardrobes and storage cupboard.

Bedroom Four

8'8" max x 7'10" max (2.65 max x 2.39 max)

UPVC double glazed window to the rear elevation.

Family Bathroom

6'9" x 6'9" (2.06 x 2.07)

Fitted with a three piece contemporary suite comprising: W.C., wash basin and modern shaped bath. Built-in inset television, uPVC double glazed window to the rear elevation, heated towel rail and tiled flooring.

Outside to the Front

There is a good sized driveway providing off street parking for several vehicles and a shaped front lawn with inset tree.

Rear Garden

The Rear Garden has been beautifully landscaped to provide a good sized patio area ideal for entertaining and alfresco dining, further decked seating area to the rear of the garden, shaped lawn with established planted borders, timber shed ideal for storage and pedestrian access to the front of the property.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

Owned Solar Panels.

There is broadband in the area and mobile phone signal.

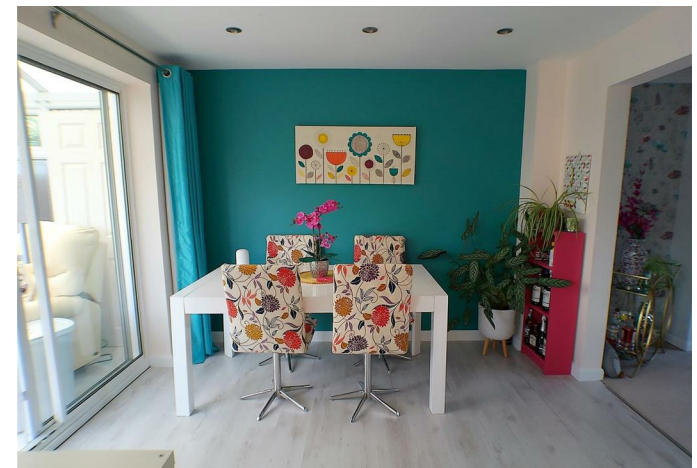
Low risk of surface water flooding, Medium risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.



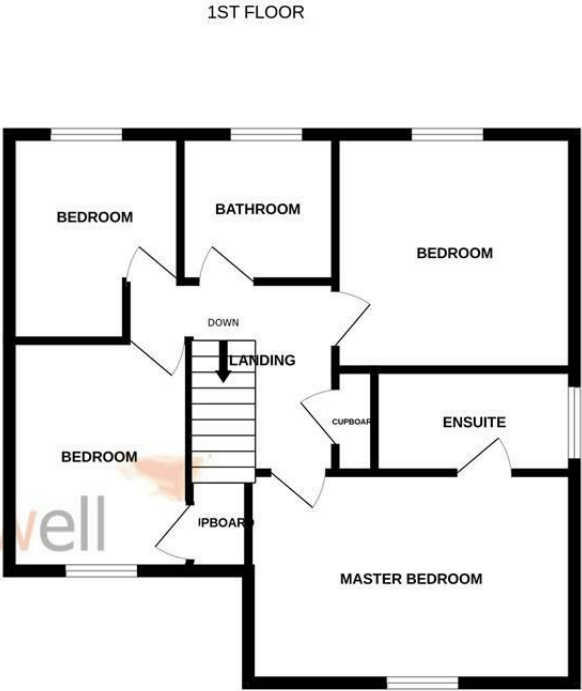
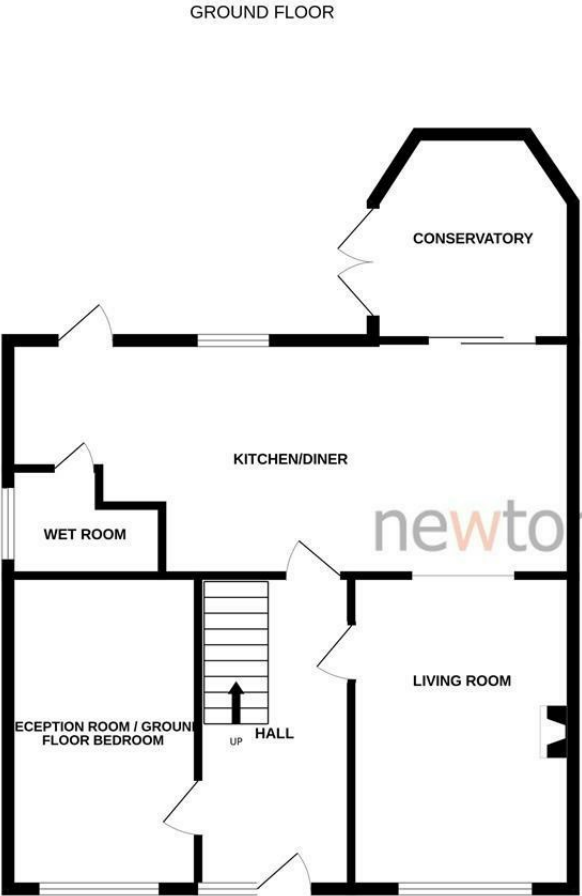
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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