



7 Nottingham Road,
Bottesford, NG13 0AP

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this detached bungalow to the market.

Occupying a wrap around plot on the edge of the sought after village of Bottesford, the property provides much scope for interested parties, in need modernisation and modification throughout. There is also the potential to extend subject to gaining the correct planning permissions.

The property offers accommodation including an entrance hallway, a spacious living room with views over local fields, a conservatory, a fitted kitchen, a dining room, three bedrooms (one double and two singles), a shower room, and a separate wc.

Benefiting from gas central heating and UPVC double glazing, the property also has solar panels (which we are advised are owned by the current vendor).

Occupying a large plot, and overlooking fields at the rear, the property has gardens to all sides, hardstanding for off road parking, plus a detached single garage, and a brick outstore.

The village of Bottesford, within The Vale Of Belvoir, offers an excellent range of facilities including shops, a dentist, a doctor surgery, public houses, and restaurants. The railway station and main route roads ensure easy access to Nottingham, Leicester and Grantham.

Guide Price £380,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has laminate flooring, a large cloaks cupboard (with the electric box, and the solar control panel), a loft access hatch (giving access to the boarded loft space above, which houses the central heating boiler), and doors into all three bedrooms, the shower room, the separate wc, the kitchen, and the living room.

The spacious living room has windows to the rear, with views over local fields, and a door into the conservatory.

Of UPVC construction, the conservatory has a radiator, access to the dining room, and French doors opening to the rear garden.

The dining room has windows to the side and rear, a large store cupboard, and an open archway through to the kitchen.

In need of modernisation, the kitchen has a range of matching wall, drawer and base units, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus an integrated fan oven, a microwave, and a gas hob. There is a window to the front, and a store cupboard (housing the hot water cylinder).

The shower room is fully tiled and has a double shower enclosure with an electric shower, a wc, and a pedestal wash hand basin. There is a heated towel rail.

There are two single bedrooms overlooking the front. The spacious double bedroom overlooks the side and rear, with views over local fields, and has a range of fitted bedroom furniture.

Finally, the separate wc has a wash hand basin, and a wc.

OUTSIDE

The property enjoys gardens to the front, sides, and rear, with new fencing all the way round.

At the front, there are double farm style gates opening to the hard standing area, which provides off road parking, and would also provide space for a caravan. From here there is access to the SINGLE GARAGE (with an electric roller door, and power and lighting connected). A brick outstore at the rear of the garage has power connected, and a window. This outstore could be incorporated into the property, subject to the planning consent being gained.

Backing onto local fields, the rear garden includes; a patio seating area, a lawned area, and shrub beds.

Solar Panels

We are advised that the solar panels at the property are owned by the current vendors.

For more information, please contact Thomas James Estate Agents.

NON STANDARD CONSTRUCTION

Please note that we have been advised this property is of steel framed construction.

Council Tax Band

Council Tax Band D. Melton Borough Council.

Amount Payable 2025/2026 £2,367.43.

Referral Arrangement Note

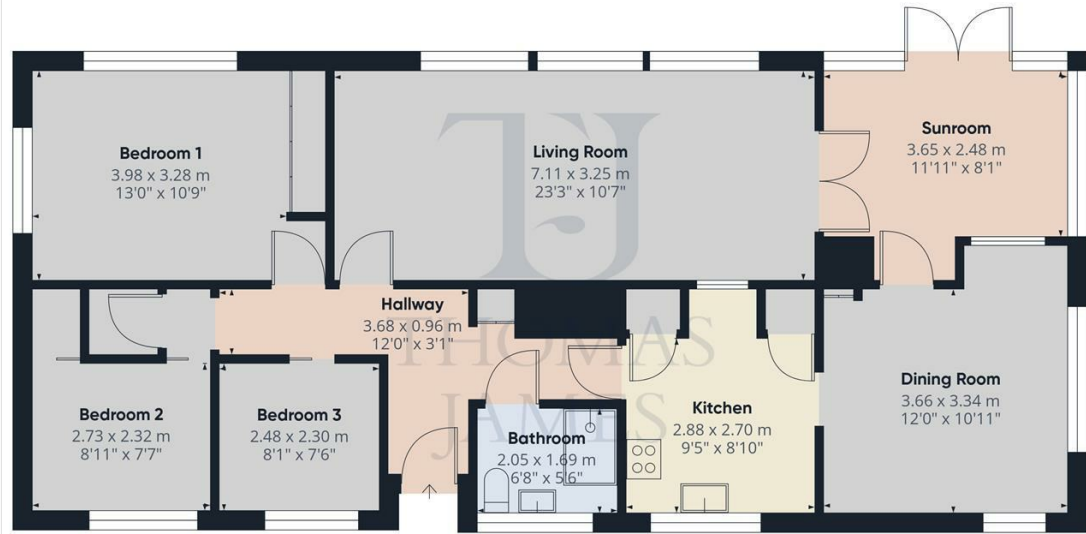
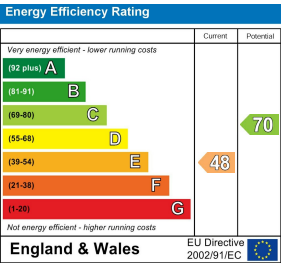
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

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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.



Approximate total area⁽¹⁾
99.9 m²
1075 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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