



Rutland House, 16 Chapel Street,
Bottesford, NG13 0BY

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** Guide Price £375,000 to £395,000 **

This stunning period semi detached home has been thoughtfully refurbished, and retains a wealth of characterful original features including ceiling beams, fireplaces and doors.

The property provides spacious accommodation arranged over three floors including a dining kitchen, and a living room on the ground floor, two double bedrooms (master with an en-suite shower room), and a family bathroom on the first floor, and two further double bedrooms on the second floor.

Benefiting from double glazing and a recently installed gas central heating system, the property has a paved seating at the side, and a parking bay for up to two vehicles at the rear (with an electric vehicle charging point).

Situated in the heart of the sought after village of Bottesford, within The Vale Of Belvoir, the property is within walking distance of 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.

Viewing is highly recommended.

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Directions

Chapel Street can be located off Rectory Lane, Bottesford.

GROUND FLOOR ACCOMODATION

Original Entrance Door

Opening to the:-

Kitchen /Diner

Updated in recent years and fitted with a bespoke range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a dishwasher and a washing machine, free standing electric cooker (to remain as a part of the sale).

Wood framed double glazed windows to the front and side elevations, beams to the ceiling, original open fireplace with a shelved alcove to the side and a cupboard housing the consumer unit, feature light over dining area, ceiling light points to kitchen area, two radiators with decorative covers, tiled flooring, wooden stable style door opening to the side.

Partition wall with feature glazing and an Oak door to the:-

Living Room

Wood framed double glazed window to the front elevation, beams to the ceiling, log burner set in a brick surround, large storage cupboard, wall light points, two radiators with decorative covers, laminate flooring, stairs off to the first floor, open OFFICE SPACE AREA tucked in behind the stairs.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Velux window to the rear pitch (with a made to measure fitted blind), ceiling spot lights, stairs off to the second floor, doors into two bedrooms and the bathroom.

Bathroom

Fully tiled and fitted with a contemporary three piece suite comprising a jaccuzi bath with a hand held shower attachment, a wash hand basin with a vanity cupboard below (with internal shaver point), and a low flush wc.

UPVC opaque double glazed window to the rear elevation, chrome heated towel rail, ceiling light point.

Bedroom One

Wood framed double glazed window to the front elevation, laminate flooring, wall light points, radiator, beams to the ceiling, fitted wardrobes with mirrored frontages, door to the:-

En-Suite Shower Room

Fully tiled and fitted with a three piece suite comprising a corner shower enclosure with a mains fed shower, a low flush wc, and a pedestal wash hand basin.

Wood framed opaque double glazed window to the side elevation, ceiling light point, extractor fan, shaver point.

Bedroom Two

Wood framed double glazed window to the front elevation, wall light points, radiator, built in wardrobe, large over stairs storage cupboard with shelving..

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Shelved cupboard housing the combination boiler, loft access hatch (housing the television aerial), doors into two further bedrooms.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point, sloping ceiling.

Bedroom Four

UPVC double glazed window to the rear elevation, two wood framed double glazed windows to the side elevation, laminate flooring, radiator, ceiling light point, sloping ceilings to both sides.

OUTSIDE

At the front, the property is flush to the pavement.

There is gated access to the seating area at the side. There is access from this area, to the rear where the parking bay is situated (with electric vehicle charging point).

Council Tax Band

Council Tax Band D. Melton Borough Council.

Amount Payable 2022/2023 £2062.21.

Referral Arrangement Note

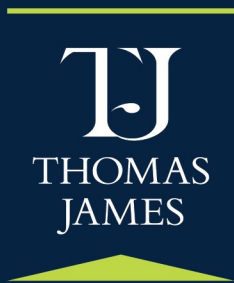
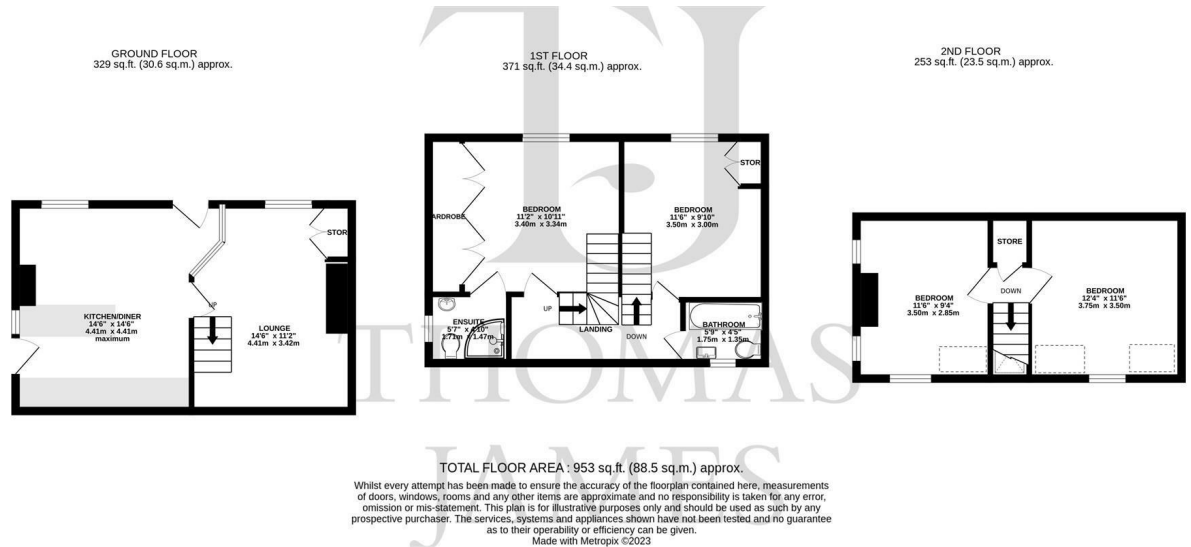
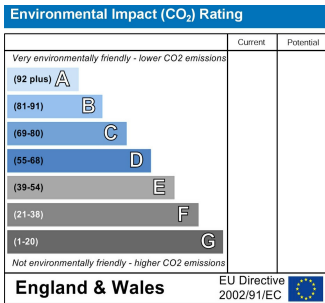
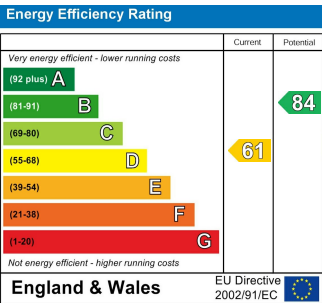
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