



ALASDAIR  
MORRISON  
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est 1898



**21 Station Road**

Bottesford, Nottingham, NG13 0EB



Book a Viewing

**£480,000**

A rare opportunity to acquire a traditional detached family home in the heart of Bottesford, offering versatile accommodation and occupying a generous plot. This charming property features two driveways, a garage and a workshop, providing ample space for parking and storage. The two storey accommodation begins with a welcoming porch that leads into an entrance hallway, beautifully enhanced by a stripped wood floor and panelled staircase. The dining room flows seamlessly into the kitchen breakfast room, creating a wonderful space for entertaining. The inviting living room boasts a feature fireplace, bespoke cabinetry and stripped flooring, with an open plan layout extending into an additional reception area. Two further reception rooms, one currently used as bedroom, provide flexible living options, with one featuring an open fireplace. Upstairs, the first floor offers three well proportioned bedrooms and a family bathroom, while a useful cellar provides additional storage. This delightful property combines character features with adaptable living spaces, making it the ideal family home in this sought after village location.

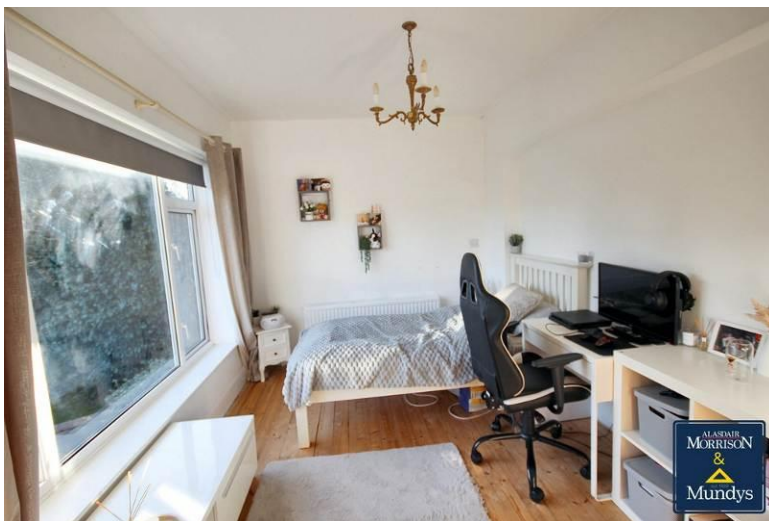


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#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C (Melton Borough Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Bottesford is a charming village in Leicestershire, situated near the Nottinghamshire border and close to the market town of Newark. Known for its rich history and picturesque surroundings, Bottesford offers a blend of rural beauty and modern amenities.

The village is home to the impressive St. Mary's Church, famous for its tall spire known as the "Lady of the Vale." Bottesford has a strong sense of community, with local shops, pubs, and cafes providing a welcoming atmosphere. The area is popular with families and commuters alike, thanks to its good schools and convenient transport links, including a railway station with connections to Nottingham, Grantham and beyond.

Outdoor enthusiasts can enjoy scenic walks along the nearby River Devon, while the surrounding countryside offers plenty of opportunities for exploration. Bottesford's mix of historic charm and modern convenience makes it a desirable place to live and visit.

#### PORCH

7' 10" x 4' 2" (2.39m x 1.27m) With wooden door, uPVC double glazed window to the front elevation, radiator, tiled floor and glazed door to the entrance hall.





#### ENTRANCE HALL

With uPVC double glazed window to the side elevation, picture rail, stairs to the first floor with under stairs storage, radiator, stripped wood flooring and doors to reception room, dining room and to the downstairs WC.

#### WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, tiled splash-back, radiator and a uPVC double glazed opaque window to the front elevation.

#### KITCHEN BREAKFAST ROOM

15'6" x 9'2" (4.72m x 2.79m) Fitted with a range of wall and base units with a work surface incorporating two sink units with stainless steel mixer taps, integrated dishwasher, fridge and freezer, spaces for a cooker and for a washing machine, breakfast bar, radiator, spotlights, built-in storage cupboard, access to the cellar and uPVC double glazed window and double glazed door on to the garden at the rear.

#### DINING ROOM

8'9" x 8'8" (2.67m x 2.64m) With uPVC double glazed window to the front elevation, radiator, open plan to the kitchen breakfast room and doors to the living room and entrance hall.

#### LIVING ROOM

20'11" x 12'0" (maximum measurements) (6.38m x 3.66m) With two areas, uPVC double glazed sliding patio doors on to the garden at the rear, uPVC double glazed window to the side elevation, radiators, bespoke built-in cabinetry, picture rail, gas fire suite and double doors to reception room/potential bedroom four.

#### RECEPTION ROOM/POTENTIAL BEDROOM FOUR

11'5" x 8'10" (3.48m x 2.69m) With uPVC double glazed window to the rear elevation, radiator and stripped wood flooring.

#### RECEPTION ROOM

12'7" x 11'8" (into recess) (3.84m x 3.56m) With uPVC double glazed window to the side elevation, radiator and an open fireplace.

#### LANDING

With access to the loft, picture rail, uPVC double glazed window to the front elevation and doors to three bedrooms and the bathroom.

#### BATHROOM

8'10" x 6'2" (maximum measurements) (2.69m x 1.88m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with a mixer shower attachment, chrome heated towel rail, radiator, inset spotlights, uPVC double glazed opaque windows to the side elevation and built-in storage cupboard.

#### BEDROOM ONE

11'11" x 10'9" (3.63m x 3.28m) With uPVC double glazed window to the rear elevation, radiator, bespoke fitted wardrobes and feature fire surround.

#### BEDROOM TWO

12'1" x 10'6" (3.68m x 3.2m) With uPVC double glazed window to the front elevation, radiator, bespoke built-in wardrobe with drawers and feature fire surround.

#### BEDROOM THREE

8'2" x 6'11" (plus wardrobe recess) (2.49m x 2.11m) With uPVC double glazed window to the side elevation, radiator and built-in wardrobe with mirrored sliding doors.

#### OUTSIDE

To the front are two gravelled driveways providing off road parking and giving access to the garage. To the rear is an enclosed garden which is principally laid to lawn with borders for plants and shrubs, outside tap, patio area and covered pergola.

#### GARAGE

15'11" x 9'3" (4.85m x 2.82m) Having an up and over door, power and lighting.

#### WORKSHOP

8'10" x 8'8" (maximum measurements) (2.69m x 2.64m) With window to the side elevation.





## CELLAR

8' 8" x 5' 4" (2.64m x 1.63m) Accessed from the kitchen, with reduced head height.

## AGENTS NOTE

The property is owned by a relative of an employee at Alasdair Morrison and Mundys.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

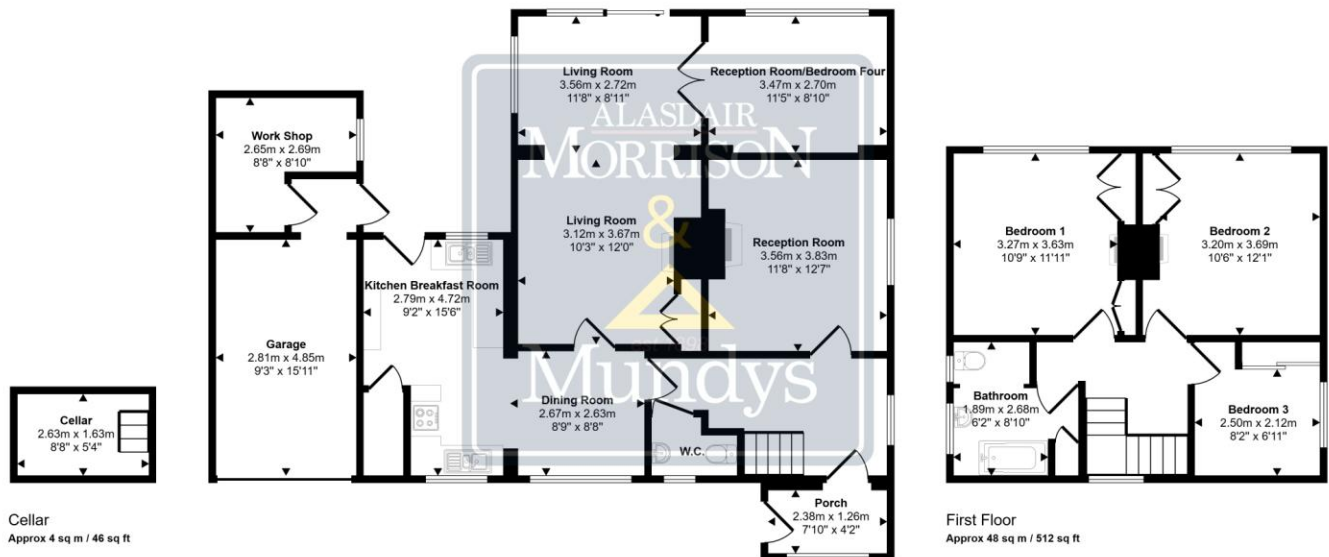
### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
159 sq m / 1708 sq ft



Ground Floor  
Approx 107 sq m / 1150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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