



Watchorns Cottage
Bottesford

MOUNT & MINSTER



Watchorns Cottage

Bottesford

A charming cottage with spacious living accommodation from top to bottom, situated in a quiet spot in the heart of the village with local amenities within walking distance.

- Graceful Residence
 - Open-Plan Kitchen
 - Lounge
 - Dining Room
 - Four Double Bedrooms
 - Two Modern Bathrooms
 - Home Office/Study
 - Ample Private Parking
 - Landscaped Rear Garden
- London Kings Cross: 1hr (Grantham)



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DESCRIPTION

Conveniently located on a quiet lane yet within easy reach of the amenities that make this hugely sought-after village so popular, this charming home is eminently spacious, complemented by a pleasant landscaped garden. Accommodation briefly includes an open-plan kitchen diner with additional seating space and bifolds out into the garden, an attractive lounge with exposed beams and a log-burning stove, a formal dining room with additional character features, a dedicated study, four double bedrooms with fitted wardrobes and two large bathrooms, including an ensuite to the master.

OUTSIDE

The property is approached onto a paved driveway with parking for multiple vehicles and concealed bin store. There is a pretty picket fence to the front with a side gate leading to the enclosed rear garden that is designed to be low-maintenance and ideal for outdoor and entertaining with multiple paved areas for various seating areas, a dedicated area for a hot-tub, raised beds and a garden shed.

LOCATION

The largest village within the Vale of Belvoir, Bottesford is popular for its history, alongside many local amenities and excellent access to transport links.

Bottesford provides excellent access to A52, A1 and A46, as well as good access to the neighbouring market towns of Grantham and Newark, the former boasting direct rail travel to London in just 60 minutes. The village also hosts several amenities including a greengrocer, butchers, convenience stores and several good eateries and public houses.

SCHOOLS

The village has a Church of England Primary School, rated good by Ofsted and also offers secondary education at The Priory Belvoir Academy, rated good by Ofsted. Nearby Grantham offers various highly respected establishments, including two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School.

SERVICES

All mains services are connected including gas, drainage, water and electricity.

ENERGY PERFORMANCE

Rating: C





COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by private appointment with the agents.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Chapel Street, Bottesford



Approx. Gross Internal Floor Area 1616 sq. ft / 150.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

