



Silverwood Road, Bottesford  
Offers Over £330,000





This delightful three-bedroom semi-detached home enjoys a peaceful setting in Bottesford, a picturesque Vale of Belvoir village that offers both countryside walks and everyday amenities on the doorstep. The property has been sympathetically extended by the current owners and presents in neutral tones throughout, with quality modern finishes-under floor heating and an attractive open-plan layout make it genuinely turn-key.

A lobby opens into a welcoming entrance hallway, leading first to a bright living room with large window to the front, a cozy area warmed by a multi-fuel stove. The heart of the house is the spacious dining and garden room: under-floor heating, a further multi fuel stove and large glazing from the garden and above create an inviting space to relax while enjoying views of the south-west-facing garden. To the front of the house, sliding doors reveal a well-planned utility room and a contemporary three-piece shower room, while to the rear of the property, an adjoining brand-new kitchen offers tiled flooring, sleek cabinetry and integrated appliances. A rear lobby gives direct access to the garden.

Upstairs, a central landing serves two generous double bedrooms and a third bedroom that makes an ideal study or child's room, complete with over-stairs storage. The stylish three-piece bathroom is finished to a high standard. Importantly, the footings beneath the ground-floor extension were designed to take a second storey, providing scope for future enlargement subject to the usual permissions.





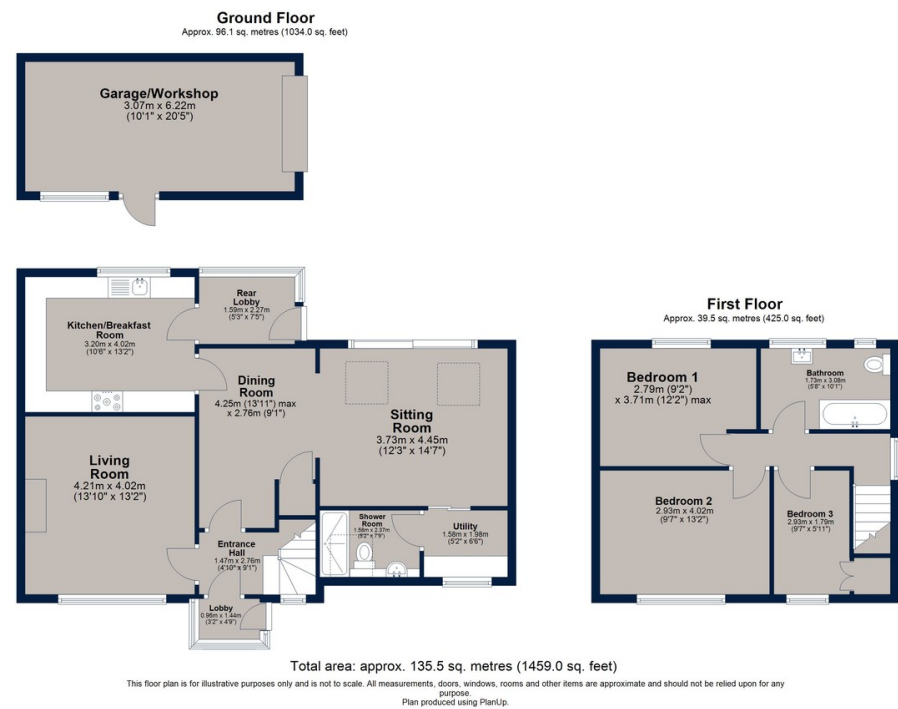
Outside, the generously sized garden features a lawn, paved seating areas and established borders, while a versatile garage and workshop sit to one side. Various wooden outbuildings and a greenhouse complete the garden. With Bottesford's station, schools and shops within walking distance and open countryside only moments away, this beautifully presented home offers the perfect blend of village life and modern comfort.

TENURE: Freehold  
All Mains Connected  
EPC: C  
COUNCIL TAX: B





# Silverwood Road, Bottesford



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

