



7 Church Lane
Bottesford, Nottingham, Nottinghamshire, NG13 0EJ

Guide Price
£280,000

2 Bedroom Barn Conversion

- Freehold
- Character Barn Single Storey Conversion
- No Onward Chain
- 2 Double Bedrooms
- Generous Open Plan Living Accommodation
- Off Road Parking
- Low Maintenance Plot
- Sought After Village Location
- Walking Distance To A Wealth Of Local Amenities
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 7 Church Lane, Bottesford, Nottingham, Nottinghamshire, NG13 0EJ](#)



Overview

Guide Price £280,000 to £289,950

Charming 2 Bedroom Unique & Characterful Home

Tucked away in a peaceful position within the conservation area of the highly sought-after village of Bottesford, this charming and characterful single-storey home offers a rare opportunity for those seeking low-maintenance living in a well-connected and picturesque setting. This part-attached conversion blends individual character features with a practical and versatile layout, making it ideal for downsizers, professional couples, or anyone looking for single-level accommodation.



The property has been thoughtfully designed, offering spacious and comfortable living throughout. The main reception room is generously proportioned and filled with natural light thanks to its dual aspect, offering ample space for both living and dining. This area flows seamlessly into a modern fitted kitchen, creating a sociable and open-plan feel. Exposed beams and pitched ceilings add charm and warmth, giving a subtle nod to the property's characterful origins.

From the central hallway, there are two double bedrooms, with the main bedroom enjoying French doors that lead out to a private, low-maintenance courtyard – a perfect spot for morning coffee or evening relaxation. A well-appointed shower room completes the internal accommodation. The home benefits from oil-fired central heating and uPVC double glazing and is offered to the market with no upward chain.

Externally, the property is approached via a right of access over a shared courtyard, which also provides an attractive and private outlook. It sits on a manageable plot with off-road parking and a pleasant setting shared with a small cluster of similarly styled homes. The location offers a lovely balance of tranquillity and convenience, with Bottesford's wide range of amenities just a short walk away.

Early viewing is highly recommended to fully appreciate the space, character and convenience that this delightful home has to offer. Call Pygott & Crone NOW to arrange your viewing.

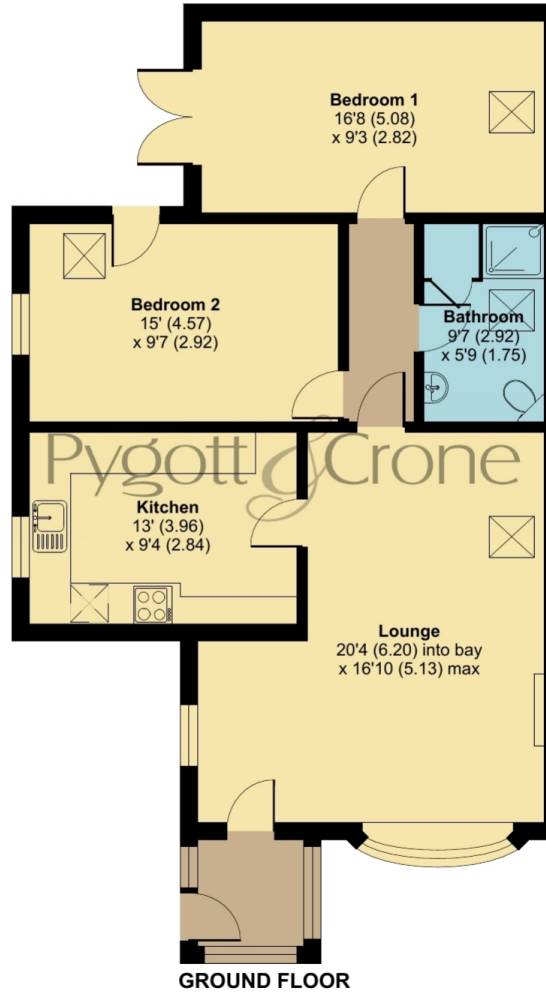




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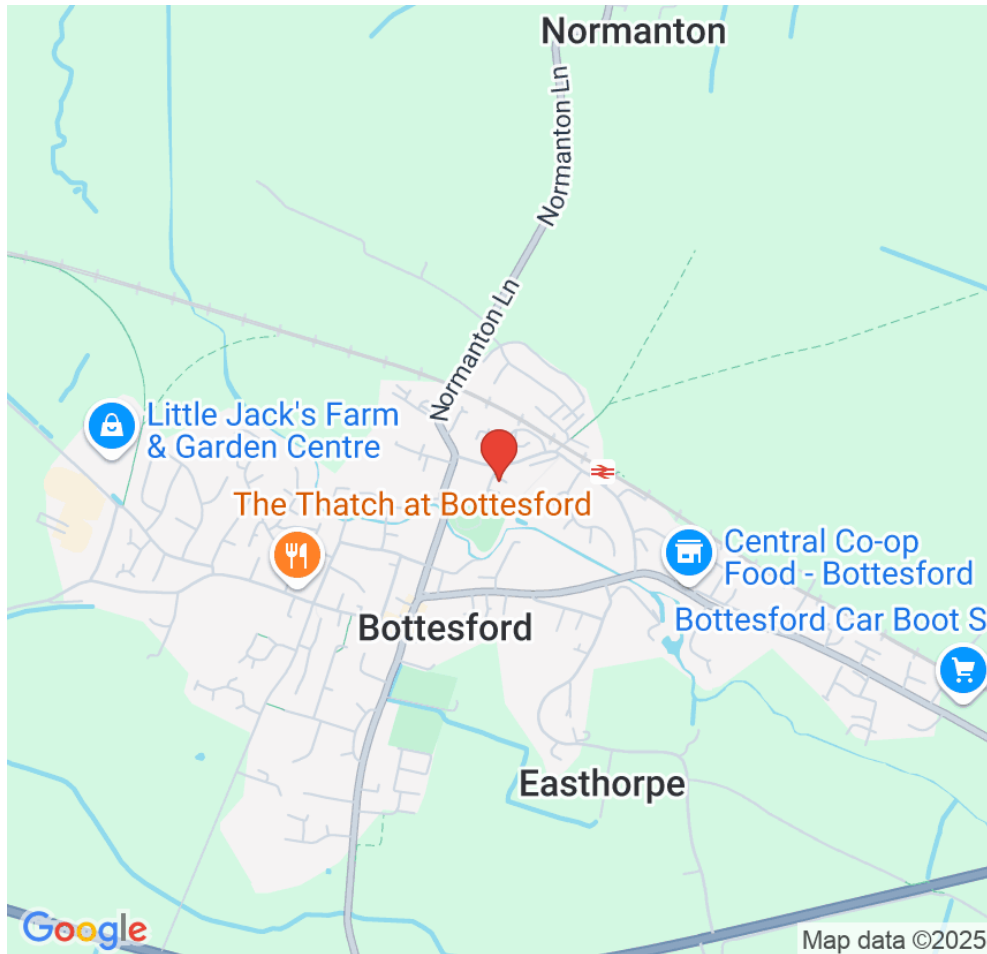
Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1298552

Location



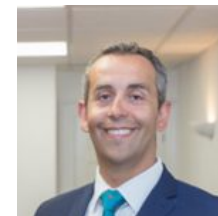
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is on the market with our Grantham branch

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