



HIGH STREET, WALTHAM ON THE WOLDS

Asking Price Of £189,950

Two Bedrooms

Freehold



EXTENDED COUNTRY COTTAGE

LOUNGE DINER

TWO BEDROOMS

OUTSIDE STORAGE SHED

OFF ROAD PARKING

FAMILY BATHROOM

******CHAIN FREE******

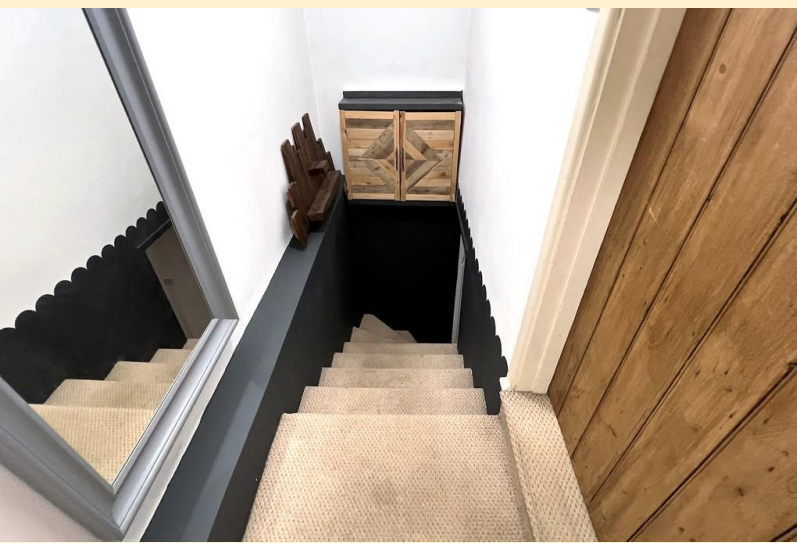
VILLAGE LOCATION

COUNCIL TAX BAND A

01664 566258

info@middletons.uk.com





****CHAIN FREE****

This extended two bedroom stone built country cottage is situated in the popular village of Waltham on the Wolds. Previously part of the Duke of Rutland's Belvoir estate. The property benefits from an off road parking space.

Situated on a quiet private lane in a conservation area of similarly honey coloured stone cottages. Placed in the heart of this village, a few steps from the village shop, Deli and Post office this two bedroom stone built cottage dates from the 1800's. With fitted kitchen, lounge diner, family bathroom, two bedrooms and off road parking.

ACCESS TO THE COTTAGE Accessed off a private lane with a courtyard entrance leading to the front door of the property.

KITCHEN 9' 11" x 8' 7" (3.04m x 2.62m) Fitted with wall and base units with solid wood work surfaces, ceramic sink and drainer with mixer tap over, integrated electric cooker and hob with extractor over, integrated fridge freezer, space for washing machine, tiled splash areas, obscure double glazed window and Upvc door and a further single glazed window to the lounge allowing the natural light to filter through.

LOUNGE/DINER 16' 0" x 12' 0" (4.88m x 3.66m) This well proportioned lounge diner has an inset Log burning stove on a stone hearth with mantel beam, double glazed window to the rear aspect, wood beams to the ceiling, door to large under stair storage cupboard (4.97m x 0.93). Door leading to the stair case.

LANDING Taking the stairs to the first floor landing with doors off to both the bedrooms and family bathroom.

MAIN BEDROOM 12' 6" x 8' 10" (3.81m x 2.69m) Double bedroom with a double glazed window to the front aspect.

BATHROOM 4' 1" x 8' 5" (1.27m x 2.57m) Sliding door to the bathroom comprising of a 'P' shaped bath with glass shower screen and Triton shower, low flush WC, heated towel rail, wash hand basin, fully tiled walls and lino flooring.

BEDROOM TWO 7' 1" x 7' 4" (2.16m x 2.25m) With double glazed window to the rear aspect, fitted shelving with integral television (included in sale).

PARKING The cottage benefits from a parking space just up from the cottage on the private lane. There is also a storage shed opposite the cottage. Please note the cottage does not have a garden, however, there are plenty of communal green areas on the lane to enjoy the outdoors.

MISCELLANEOUS The property is heated solely by the log burning stove with a immersion heater for the hot water.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







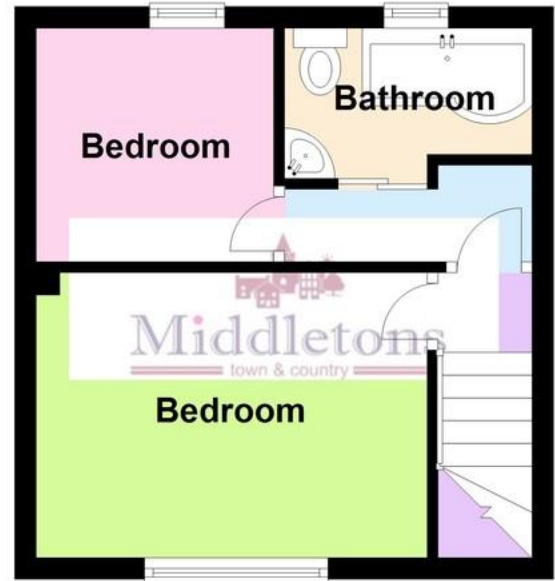
Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.