



BACK LANE, STONESBY

Asking Price Of £210,000

One Bedrooms

Freehold



CHARACTER COTTAGE

CHAIN FREE

REFURBISHED THROUGHOUT

VILLAGE LOCATION

OFF ROAD PARKING

MULTI-FUEL BURNER

OIL CENTRAL HEATING

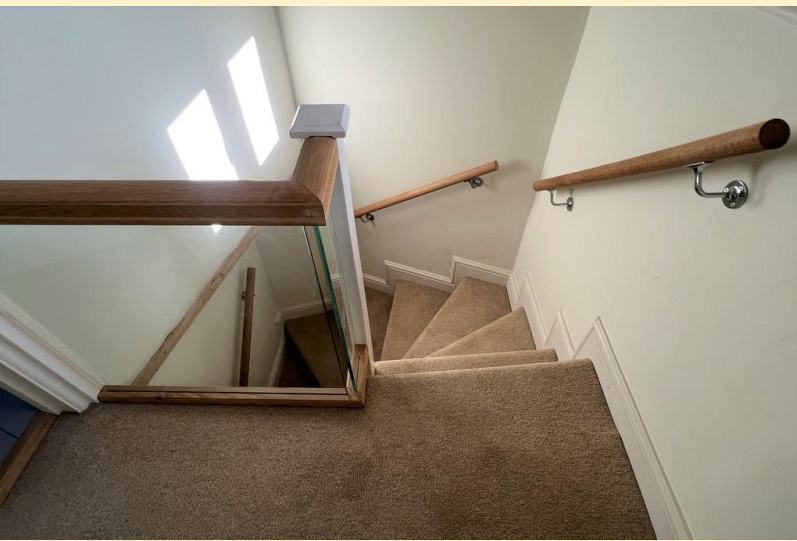
GOOD COMMUTER LINKS

COUNCIL TAX BAND A

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Character one bedroom cottage refurbished and sympathetically modernised throughout. Situated in the unspoilt conservation village of Stonesby. The village of Waltham on the Wolds is within close proximity having local amenities including a popular pub, primary school and Deli shop. Approximately seven miles from the market town of Melton Mowbray and around twelve miles from Grantham which has rail links to London, Leicester and Birmingham.



ENTRANCE HALL Part glazed door into the entrance hall having a double glazed window to the side aspect, cupboard housing the oil fired central heating boiler and a cottage door through to the lounge diner

LOUNGE 12' 1" x 12' 7" (3.7m x 3.86m) Having a double glazed window to the front aspect, character beams, feature fireplace with multi-fuel burning stove, carpet flooring, down lights on a dimmer switch, radiator and cottage door through to the kitchen.

KITCHEN 7' 4" x 11' 0" (2.24m x 3.36m) Having a vaulted ceiling with two Velux windows flooding the kitchen with natural light, modern base units with solid wood work surfaces over, inset ceramic sink and drainer with mixer tap over, integrated appliances to include; fridge freezer, NEFF electric oven, NEFF induction hob with extractor hood over, BOSCH washer dryer and AEG dishwasher. Tiled splash areas, tiled flooring, vertical radiator and a stable door opening out onto the patio area.

DINING AREA 6' 5" x 8' 3" (1.97m x 2.52m) Having a double glazed window to the rear aspect, downlights on a dimmer switch, radiator and space for a dining table or use as a snug ideal for curling up with a good book.

LANDING Taking the stairs from the lounge to the first floor with a double glazed window and doors off to;

BEDROOM 12' 7" x 10' 1" (3.86m x 3.08m) A good sized double bedroom having a double glazed window to the side aspect, radiator, loft access hatch and carpet flooring.

SHOWER ROOM Comprising of a vanity unit wash hand basin and close coupled WC, double walk in shower cubicle with waterfall shower, heated towel rail, airing cupboard, tiled flooring and an obscure glazed window. The shower room benefits from the mega flow pressure system.

OUTSIDE SPACE Having a shared gravelled driveway providing off road parking, security lighting, oil tank, fenced seating area with paved patio area and gravel beyond and stocked borders around the front door.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above 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. 38.6 sq. metres (415.3 sq. feet)



First Floor


Approx. 22.5 sq. metres (242.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.7 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>		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.