



**FOR SALE**

2 Bed Cottage in Main Street, Tugby, LE7 9WD

**Offers Over £300,000**





## PROPERTY FEATURES

- No Chain
- Quaint Cottage
- Large Plot
- Two Double Bedrooms
- Parking
- Two Reception Rooms
- Conservatory
- Laundry Room
- Popular Location
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Quaint in every sense of the word is the best way to describe 'Myrtle Cottage'. Dating back to 1938 and originally a row of four one bed cottages. This original layout has now been split and Myrtle Cottage occupies half of the original total building. The accommodation comprises entrance hall, lounge, dining room, conservatory, kitchen, laundry/utility room, bathroom and two bedrooms with a set of stairs leading to each. There is an extensive garden with an area for parking at the rear. Village life doesn't come much better than this.

### ENTRANCE HALL

With storage cupboard and shelving.

### LOUNGE

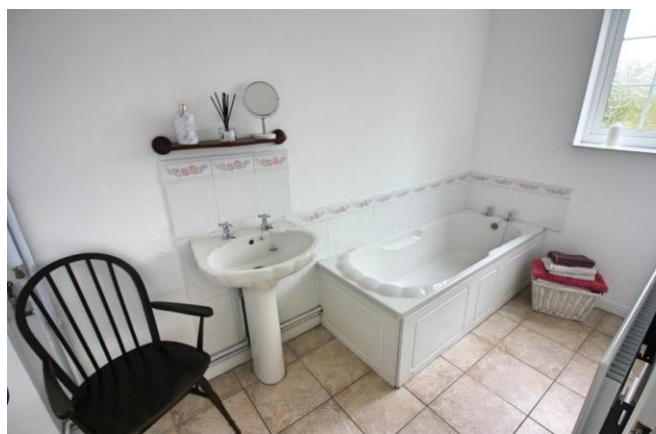
14' max x 13' 10" (4.27m x 4.22m) With beamed ceiling, stairs off to the first floor, open fire and fireplace, radiator and window to the front elevation.

### CONSERVATORY

9' 10" x 7' 7" (3m x 2.31m) With windows to the side and rear elevations and French doors to the rear garden.

### DINING ROOM

14' 5" max x 13' 9" (4.39m x 4.19m) With open fire and fireplace, beamed ceiling, stairs off to the first floor, windows to the front and rear elevations and radiator.





## KITCHEN

11' 4" max x 9' 6" max (3.45m x 2.9m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, built in fridge, built in dishwasher, plumbing for washing machine, built in electric hob, cooker and extractor hood, tiled floor, radiator and window to the front elevation.

## LAUNDRY/UTILITY

7' 2" x 4' 1" (2.18m x 1.24m) With tiled floor, coving to the ceiling and door to the rear garden.

## BATHROOM

16' max x 9' 6" max (4.88m x 2.9m) Comprising panelled bath, shower cubicle, wash hand basin, low flush w.c., tiled splash backs, tiled floor, coving to the ceiling, two radiators and windows to the side and rear elevations.

## BEDROOM

14' 3" x 13' 10" (4.34m x 4.22m) With airing cupboard, original fireplace, radiator and window to the rear elevation.

## BEDROOM

14' 1" x 13' 10" (4.29m x 4.22m) With original fireplace, radiator and window to the rear elevation.

## OUTSIDE

The property has a large rear garden which is mature and mainly laid to lawn. There are flower borders with mature shrubs, plants and trees, patio area, summer house, gated side access and a hedged surround. The rear part of the garden has a gate to the road which you can use to bring a car on to the property for parking.

## SUMMARY SALES DETAILS

- Price : Offers Over £300,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : D



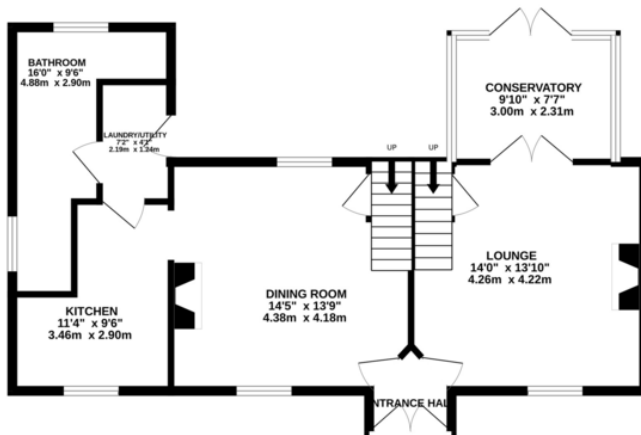




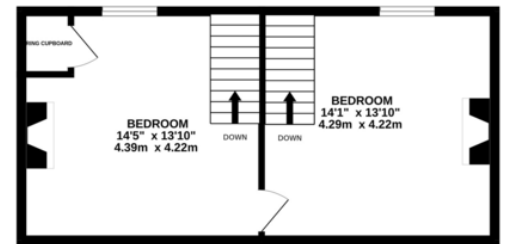
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		47
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	8	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

