



High Street, Colsterworth
Guide Price £195,000



A welcoming hallway, with space for coat storage and an exposed stone cubby hole to the right continuing the character of this cottage. To the left is a good-sized living room with bench seating in the sash window alcoves and a feature fireplace. To the rear is the spacious open plan kitchen diner, contemporary style units which include integrated fridge/freezer, dishwasher and single oven with induction hob. The kitchen has plenty of space for a dining table and chairs with door access to the rear courtyard.

Continuing up the stairs rising to the landing where you gain access to three good sized bedrooms. The principle to the front aspect is a large double room which benefits from fitted built in wardrobes to the side of the chimney breast. Bedrooms two and three are also good-sized rooms and all share the family bathroom which has been recently updated offering a bath with shower over with floor to ceiling tiles, pedestal basin & W/C. The doors have all been upgraded to solid wood boasting a quality finish to the home.

Externally to the rear is a courtyard garden with steps up to a raised level seating area.

FREEHOLD

EPC: D

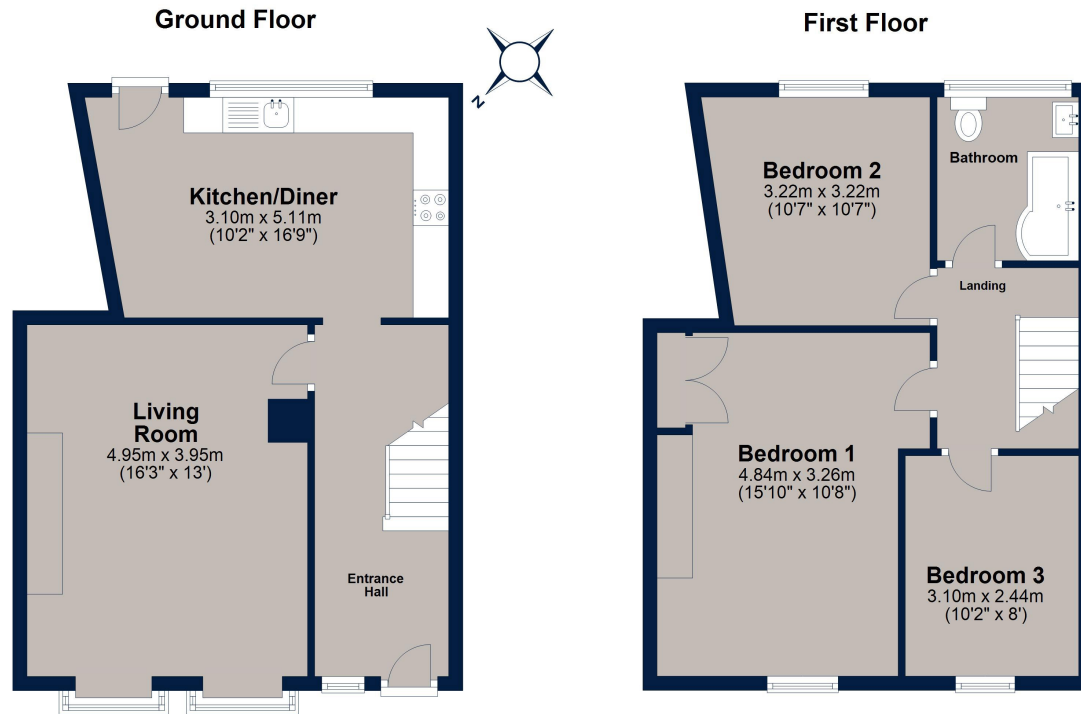
COUNCIL TAX: B

MAIN: Water, Gas and Electric.





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Total area: approx. 90.7 sq. metres (976.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



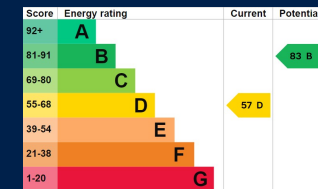
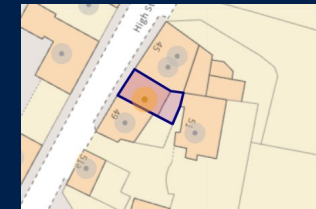
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Colsterworth is a large village with a good range of shops and services including a doctor's surgery, two convenience stores, public house and primary school. Colsterworth is within easy reach of the A1 giving easy access to the north and south and is ideally positioned for commuting to Grantham (8 miles), Stamford (14.5 miles) and Melton Mowbray (13 miles). Mainline and commuter rail services are available from Grantham to Kings Cross. Locally there are many ways to enjoy the surrounding countryside including golf, water sports at Rutland Water, gliding at Buckminster and walking on the Lincolnshire Wolds. There are many private, grammar and state schools locally.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements