



MAIN STREET, WARTNABY

Asking Price Of £610,000

Four Bedrooms

Freehold



DETACHED COTTAGE

CHAIN FREE

CHARACTER THROUGHOUT

GOOD COMMUTER LINKS

OFF ROAD PARKING

GOOD SIZED FRONT GARDEN

LOCAL SCHOOLS NEARBY

NORTH OF MELTON MOWBRAY

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Offered with no upward chain, this detached cottage, originally three separate cottages from the 1700s, has been transformed into a stunning four-bedroom home, brimming with character. Occupying a generous plot in the small village of Wartnaby four miles to the north of Melton Mowbray and is well placed for access to the A46 and there are good commuter links to London via trains from nearby Grantham and Leicester.

The accommodation on offer comprises of a spacious entrance hall/reception room, lounge, study, kitchen/dining room, pantry and a utility room with WC. The spacious landing on the first floor with eaves storage leads to four bedrooms, a family bathroom and a shower room. Outside the property benefits from a driveway providing ample off road parking and a large front garden.

ENTRANCE HALL 12' 7" x 12' 0" (3.84m x 3.67m) Entering through one of the main doors, the spacious hall doubles as an extra reception area with the staircase to the first floor. It features a window to the front aspect, stone-tiled floor, exposed beam, exposed stone wall, radiator, an under-stairs cloak cupboard and a storage unit.

LOUNGE 21' 11" x 12' 2" (6.69m x 3.71m) Having dual aspect windows to the front and rear aspects, solid wood floor, two radiators, feature beamed fireplace wood burning stove, exposed ceiling beams and a fitted storage cupboard.

KITCHEN/DINER 21' 8" x 12' 3" (6.62m x 3.75m) Having dual aspect windows to the front and rear aspects, one with a window seat and shutters, timber door to the garden, part quarry tile and part solid wood flooring equipped with underfloor heating. Bespoke kitchen units with solid wood work surfaces, bespoke free standing breakfast bar with shelving under, stainless sink and drainer, integral dishwasher, space for an oven and space for a fridge/freezer. Door to the walk-in pantry which is fitted with shelving and houses the central heating boiler. The dining area benefits from a wood burning stove with oven.

UTILITY ROOM 7' 4" x 6' 9" (2.26m x 2.08m) Accessed from the outside having a window to the side, base unit with sink and drainer, low flush WC, radiator and an additional large storage cupboard. It is equipped with plumbing for a washing machine and has space for a dryer.

STUDY 12' 11" x 8' 2" (3.94m x 2.50m) Having two windows to the rear aspect, radiator, fitted shelving, exposed beams and carpet flooring.

LANDING 33' 3" x 5' 7" (10.15m x 1.71m) The large landing space provides extensive eaves storage, two windows to the rear, radiator, carpet flooring and wood doors off to;

BEDROOM ONE 12' 2" x 12' 4" (3.71m x 3.77m) Generous double bedroom having a window to the front aspect, radiator and solid wood flooring.

BATHROOM 12' 10" x 5' 10" (3.92m x 1.78m) Comprising of a freestanding roll top bath with central tap and shower attachment, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled floor with underfloor heating, radiator, wood paneled walls, spotlights, access to the loft, and a linen cupboard.

BEDROOM TWO 7' 10" x 13' 1" (2.4m x 3.99m) Having a window to the side aspect, radiator and solid wood flooring.

BEDROOM THREE 12' 4" x 7' 10" (3.78m x 2.41m) Having a window to the front aspect, radiator and a solid wood floor.

BEDROOM FOUR 10' 11" x 12' 10" (3.34m x 3.93m) Having a window to the front aspect, radiator, storage cupboard and solid wood flooring.

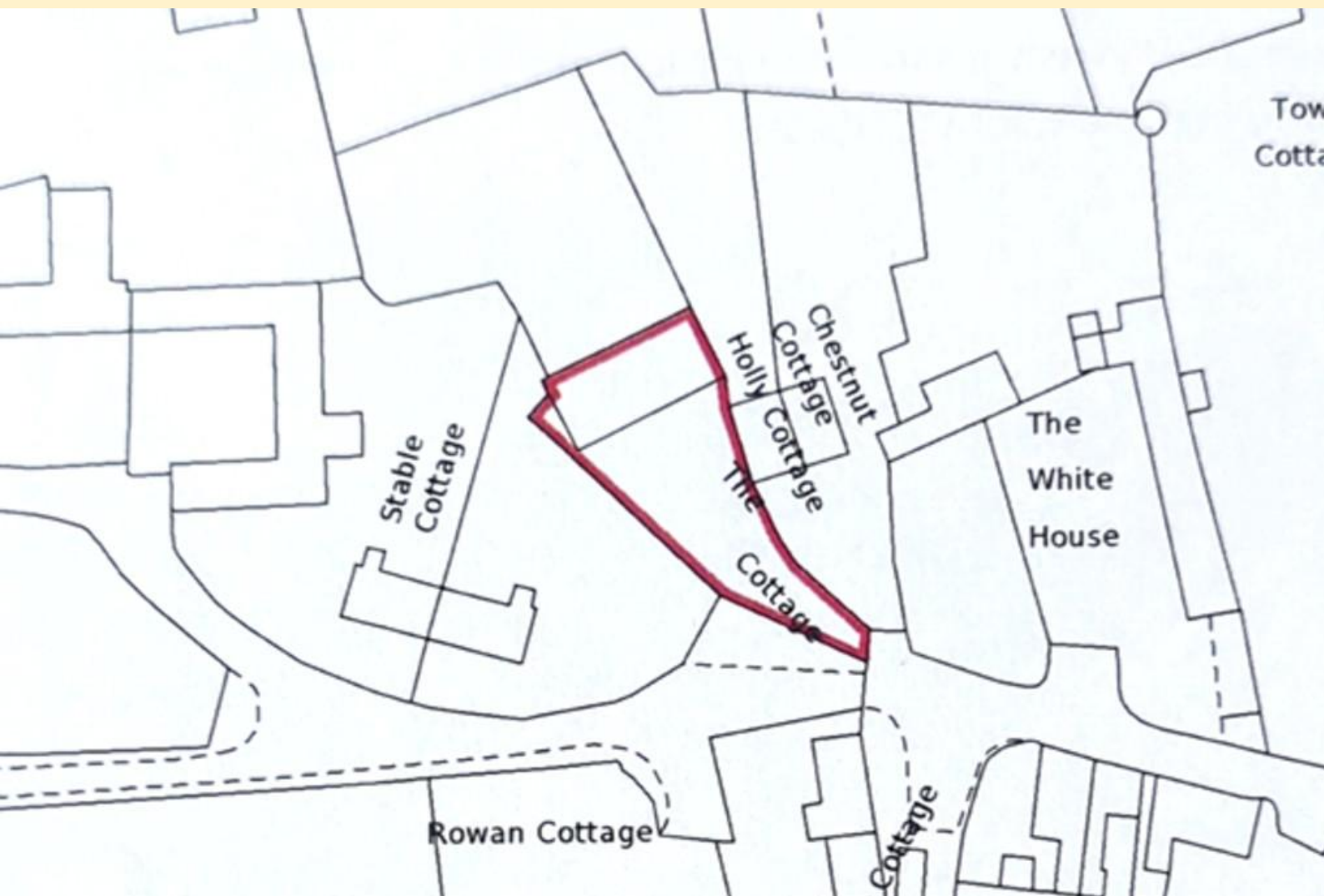
SHOWER ROOM 6' 2" x 5' 3" (1.88m x 1.61m) Comprising of a shower cubicle with a Mira shower, low flush WC with a Saniflow macerator, pedestal wash hand basin and a heated towel rail. Window to the front aspect, radiator, wood panel and part tiled walls, vinyl flooring.

GARDEN The property features a spacious front garden adorned with mature plants, shrubs, trees and a lawn area. A driveway at the garden entrance offers ample parking for several vehicles along with direct access into a storage shed. There is also a garden building, constructed on the old wash house foundations, a pathway leading to the entrance of the property and a brick store to the side.

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.







Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		