



MAIN STREET, EASTWELL

Asking Price Of £399,950

Three Bedrooms

Freehold



SEMI-DETACHED COTTAGE

NEW ELECTRICS AND BOILER

SOUTH FACING GARDEN

VILLAGE LOCATION

EXTENDED WITH BI-FOLDS

GARAGE AND DRIVEWAY

OUTBUILDINGS

GREAT COMMUTER LINKS

COUNCIL TAX BAND D

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Recently extended and rewired, this traditional iron stone semi detached period cottage occupies a generous plot and benefits from a southerly rear aspect with open views. There is further planning permission in place for a front door porch. Situated in the village of Eastwell in the Vale of Belvoir local amenities can be found in the adjacent village of Stathem including a primary school and village shop. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham, and Grantham where there is a high speed train to King's Cross in just over an hour.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and the new open-plan kitchen diner with bi-fold doors to the rear garden. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking, garage, outbuildings and a south facing rear garden backing onto the open countryside. .

ENTRANCE HALL Having a built-in storage cupboard, laminate wood flooring and doors off to;

CLOAKROOM 5' 10" x 3' 4" (1.79m x 1.03m) Comprising of a low flush WC and a pedestal wash hand basin. Obscure glazed window and vinyl flooring.

LOUNGE 11' 10" x 11' 3" (3.63m x 3.44m) A nicely proportioned room having window to the front aspect, radiator, laminate wood flooring, chimney breast with TV point and bespoke cupboards fitted to the alcoves.

KITCHEN/DINER 13' 3" x 25' 7" (4.06m x 7.82m) Newly fitted Howdens kitchen comprising of wall, base and drawer units with central breakfast bar island, Corian return work surfaces, one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include; dishwasher, washing machine, fridge, freezer, Lamona eye level double oven and induction hob with extractor hood over. The dining area has a window to the side aspect, wiring for a TV point, radiator and laminate wood flooring which continues through to the kitchen area. Bi-fold doors open the whole space up to the rear garden making a great family and entertainment space. Inset LED throughout and a central light fitting to the breakfast bar and a new oil fired central heating boiler.

LANDING Taking the stairs from the lounge to the first floor landing having a window to the front aspect, radiator, loft hatch with pull down ladder, airing cupboard housing the water tank and carpet flooring.

BEDROOM ONE 11' 6" x 8' 7" (3.52m x 2.62m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 7' 6" x 11' 3" (2.31m x 3.45m) Having a window to the rear aspect with views of the open countryside, radiator and carpet flooring.

BEDROOM THREE 8' 4" x 8' 0" (2.56m x 2.45m) Having a window to the rear aspect with views of the open countryside, radiator and carpet flooring.

BATHROOM 7' 11" x 8' 8" (2.42m x 2.65m) Fitted with a modern suite comprising of Triton power shower over a panel bath with glazed shower screen, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, towel rail, tiled splash areas and porcelain flooring.

FRONT ASPECT Having a driveway providing generous off road parking and leading to the garage, stone walling to the front boundary, garden tap and electric point.

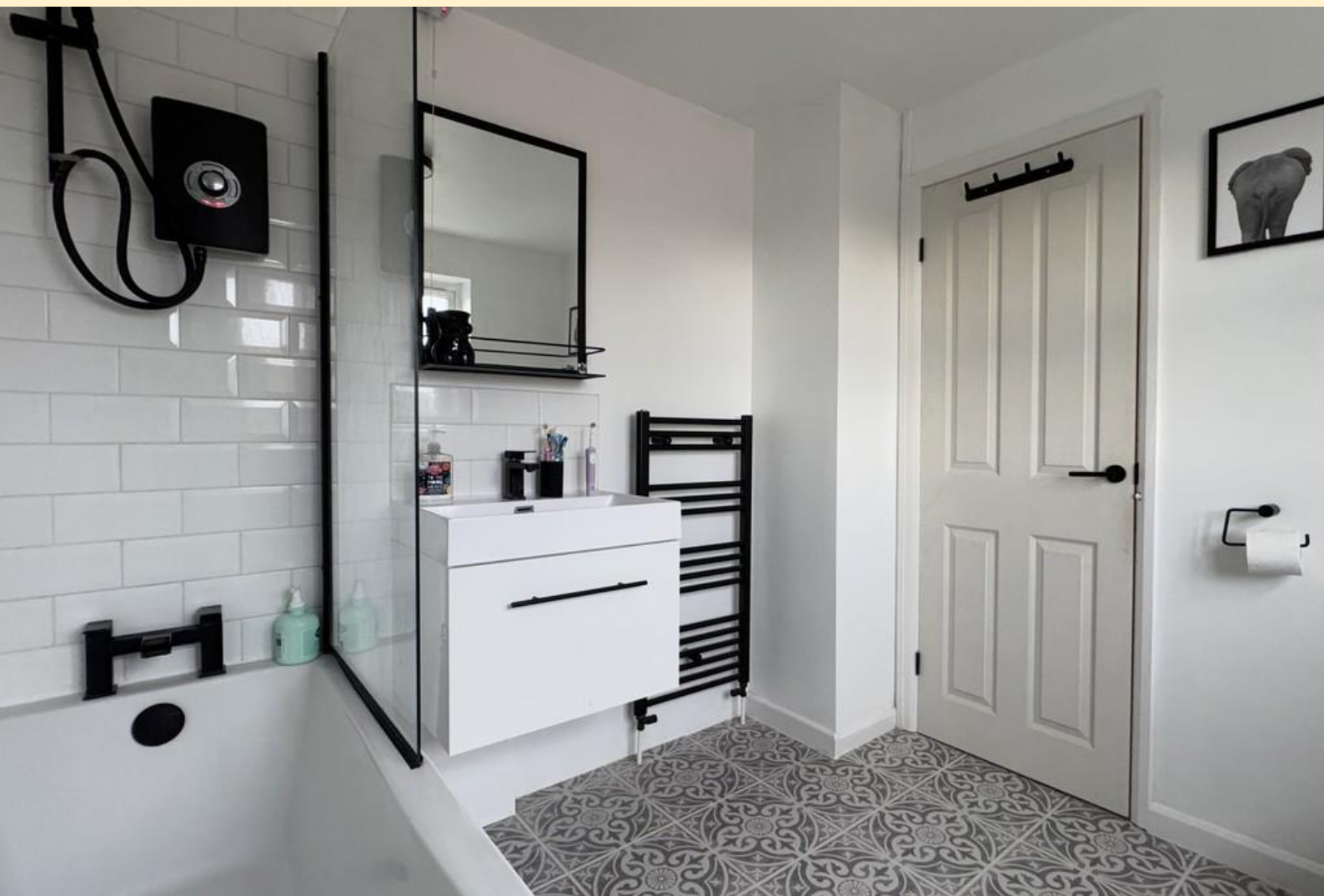
GARAGE 17' 8" x 12' 6" (5.41m x 3.83m) Having an up and over door, power and lighting connected, personnel door to the garden.

REAR GARDEN South facing garden having a gravelled seating area adjacent to the house with courtesy lighting, formal lawn, brick outbuilding which would make a great home office or workshop. New oil tank, wood panel fencing to the side boundary with post and rail to the rear boundary which backs onto the countryside.

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.

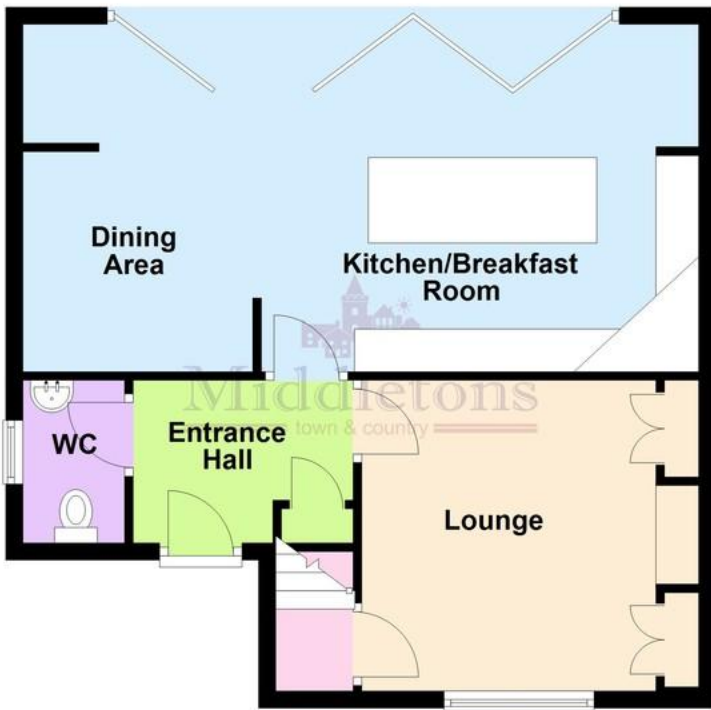
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



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		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		