



Lochranza

24 Church Lane | Croxton Kerrial | Grantham | Leicestershire | NG32 1PZ





Property at a glance

- Immaculately Presented Character Cottage
- Energy Rating E
- Immaculately Presented
- Two/Three Reception Rooms
- Kitchen & Dining Room
- Utility Room & WC
- Three/Four Bedrooms
- Bathroom
- Driveway, Carport and Delightful Private Rear Garden
- Oil Fired Central Heating
- uPVC Double Glazing
- Elevated Views Towards the Village, Paddocks & Vale
- Unspoilt Village
- All Quality Fitted Carpets, Curtains & Light Fittings Included
- NO CHAIN

Asking Price: £332,500

Lochranza

Situated on the edge of this unspoilt village with open views to the front and elevated views to the rear, an immaculately presented and considerably extended country cottage with three/four bedrooms, three reception rooms and approximately 1,500 sq. ft. of accommodation and benefitting from oil fired central heating and replacement uPVC double glazing throughout. Offering a driveway with parking and a large carport, the cottage feature a full length family room and is quietly situated close to the village church. All fitted carpets, curtains and light fittings are included for a quick sale. An early viewing is recommended. The property is offered with no chain.

Accommodation

The property is entered via a uPVC double glazed leaded door into:

Reception Hall

9'5" x 4'7" (2.87m x 1.4m)

With uPVC double glazed door leading to the rear garden, tongue and groove panelling to the walls and door leading to:

Inner Hall

With window and double glazed door leading to carport and further door leading to WC. Door to:

Utility Room

13' x 6' (3.96m x 1.83m)

Space and plumbing for washing machine and space for further freestanding appliances, floor standing oil fired central heating boiler, double glazed bay window to the front elevation, pitched ceiling with exposed timbers. Off is a corridor with pitched ceiling and exposed timbers, electric heater and uPVC double glazed window to the rear and door through to:

Cloakroom

5' x 3' (1.52m x 0.91m)

Fitted with a low flush WC with concealed cistern. Wall mounted extractor fan and light and uPVC double glazed window to the front.





Kitchen

10'10" x 10'8" (3.3m x 3.25m)

Being open plan to the dining room creating a large everyday living space.

Then kitchen is fitted with a range of wood fronted base cupboards and drawers and matching eye level units including glass display units and shelving and a larder unit. Laminate work surfacing with inset ceramic sink and drainer with chrome mixer tap over. Integrated appliances to include a Neff four ring ceramic hob with copper chimney hood over, Neff double oven, integrated fridge and Neff dishwasher. Built-in pantry, plinth fan heater, tiled splashbacks, downlighters to the ceiling and uPVC double glazed bay window to the front. Opening through to:

Dining Room

15'6" (4.72) into bay x 7' (2.13)

With a uPVC double glazed bay window enjoying views over the rear garden and further uPVC double glazed windows to the side and rear. Door through to:

Inner Lobby

3'8" x 3'6" (1.12m x 1.07m)

With cloaks cupboard, downlighter to the ceiling, multi-paned arched window through to the family room and door leading to:

Lounge

14'10" x 12'6" (4.52m x 3.8m)

A pleasant reception room linking through into the family room creating a fantastic entertaining space. With uPVC double glazed bay window with deep sill to the front and a two multi-paned French doors giving access to the family room. Chimneybreast with exposed stone fire surround with open fireplace and mantel and alcoves to either side. Two radiators, understairs storage cupboard and two wall light points. Door through to inner stairwell with stairs leading to first floor landing and door to study/bedroom four.

Family Room

29'8" x 9' (9.04m x 2.74m)

A substantial reception room with two uPVC double glazed windows overlooking the rear garden together with uPVC double glazed French doors giving access to the rear terrace and garden. Two radiators.

Study/Bedroom Four

14'10" x 9'3" (4.52m x 2.82m)

A versatile room with uPVC double glazed window to the front and multi-paned window through to the family room. Radiator.

Spacious Landing

23'10" x 4' (7.26m x 1.22m)

On the first floor approached via a staircase from the inner stairwell is the spacious first floor landing with two uPVC double glazed window overlooking the rear garden and enjoying views across an adjacent paddock and the Vale beyond and an additional uPVC double glazed arched widow to the side.. Deep skirting, radiator and doors to:

Bedroom One

11'8" x 10'2" (3.56m x 3.1m)

A good sized double bedroom with uPVC double glazed bay window to the front, deep skirting, radiator, useful storage cupboard overstairs, wardrobe and a range of fitted wardrobes with sliding mirrored doors providing hanging rails and storage.

Bedroom Two

10'9" x 10'10" (3.28m x 3.3m)

A further double bedroom with a uPVC double glazed window bay window to the front and a radiator.

Bedroom Three

10'4" (3.15) max x 10'10" (3.30) max

uPVC double glazed bay window to the front, radiator and built-in airing cupboard housing a hot water cylinder and cold water header tank.

Bathroom

6'9" x 6'7" (2.06m x 2m)

Fitted with a white three piece suite comprising a panelled bath with chrome taps and Triton shower over, close coupled automatic WC with wash/dry technology and pedestal wash hand basin with chrome mixer tap and pop-up waste. Radiator, tiled and mirrored splashbacks and uPVC double glazed window to the rear.



Outside

The property is set back from the road behind an established frontage. An open driveway leads through wrought iron gates into a shingled driveway which continues to the side and rear and where there is ample off road parking and a covered carport. The front garden is mainly laid to lawn with well stocked borders with established shrubs and trees.

Rear Garden

The carport to the rear provides useful covered car standing and also provides a cold water tap and light. A further wrought iron gate gives access through to the rear garden is a delightful feature of the property benefitting from a south westerly aspect and enjoys a high degree of privacy. The garden is mainly laid to lawn with well stocked borders, a paved terrace and exterior lighting.

Fixtures & Fittings

All quality fitted carpets, curtains and light fittings are included.





Location:

Croton Kerrial has a pub, doctors, primary school and is situated close to Belvoir Castle and on the edge of the renowned Vale of Belvoir. The village features a number of stone cottages and period properties together with a mix of attractive or modern homes. The village is particularly well placed for fast access to Nottingham, Melton Mowbray or Grantham with its intercity service to London. The A1 just to the north provides fast access to north and south and extensive local facilities are available in nearby Melton Mowbray and Grantham.

Directions:

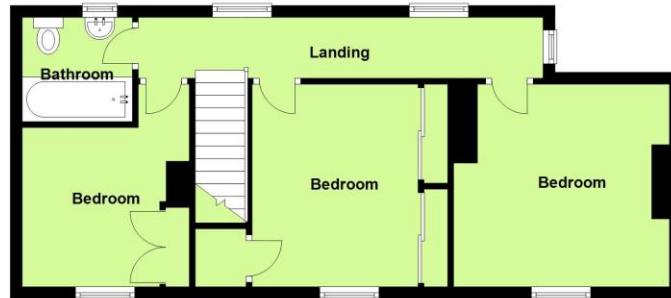
Proceeding into the village of Croton Kerrial on the A607 from Melton Mowbray take the second turning left into Top Road which continues into Church Lane, the property can then be eventually found on the left hand side as identifiable by our for sale board.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



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