WALTHAM ON THE WOLDS, MELTON

MOWBRAY

Asking Price Of £159,950

Two Bedrooms

VILLAGE LOCATION

GARDEN

GOOD COMMUTER LINKS

TWO BEDROOMS

OFF ROAD PARKING

FRONT COURTYARD

LOUNGE DINER

CHAIN FREE

01664 566258
info@middletons.uk.com
This quaint two bedroom stone built country cottage is situated in the popular village of Waltham on the Wolds. Previously part of the Duke of Rutland’s Belvoir estate the property benefits from off road parking, garden and a cottage courtyard area to the front.

Situated on a quiet private lane in a conservation area of similarly honey coloured stone cottages. Placed in the heart of this village, a few steps from the village shop, Deli and Post office this two bedroom stone built cottage dates from the 1800’s. With entrance porch, lounge diner, kitchen, bathroom, front courtyard, separate garden and off road parking.
LOCATION
The village of Waltham is lies about 5 miles north-east of Melton Mowbray and 11 miles south-west of Grantham on the A607 road. Both Melton and Grantham are served by a hourly weekday bus. Ideally situated for commuting to London via the A1 or Grantham train station. Good links via the A52 to Nottingham, Newark and Leicester and 10 minutes from Melton Mowbray. The village also benefits from a primary school and the Royal Horseshoes public house.

ENTRANCE PORCH
3' 10" x 4' 0" (1.19m x 1.23m)
Entering the cottage via a stable door in to the entrance porch with wooden glazed door though to the entrance hall with stairs rising to the first floor and door thorough to the lounge diner.

LOUNGE DINER
15' 10" x 10' 7" (4.85m x 3.23m)
The lounge area has a multifuel burner set within a wooden fireplace with hearth, beamed ceiling, under stairs storage cupboard, dual aspect windows and solid wood flooring throughout.

KITCHEN
5' 10" x 5' 8" (1.8m x 1.75m)
Fitted with painted wood base units with space for an electric cooker and fridge freezer, ceramic sink and drainer with mixer tap over, window to the rear aspect, fitted shelving, tiled walls and flooring.

UPSTAIRS LANDING
Taking the wooden staircase to the first floor landing with loft access hatch to the loft which has a pull down ladder and is partially boarded.

BEDROOM ONE
9' 0" x 10' 7" (2.75m x 3.24m)
Double bedroom with a window to the front aspect, over bed shelving, laminated wood flooring, inbuilt cupboard with space and plumbing for a washing machine and the electric water heater and cylinder.

BEDROOM TWO
6' 9" x 7' 6" (2.07m x 2.29m)
Single bedroom with a window to the rear aspect and carpet flooring.

BATHROOM
4' 3" x 6' 6" (1.3m x 2m)
Fitted with a low flush WC, wall mounted wash hand basin with mixer tap over, mini bath tub with electric power shower over, obscure glazed window, heated towel rail, fully tiled walls, tiled floor with underfloor heating.

FRONT TERRACE
The front of the property has a paved terrace area enclosed by stone walling making an ideal space for Alfresco dining.

GARDEN AND PARKING.
The garden is situated across the way from the cottage. Mainly laid to lawn with mature fruit trees and shrub borders, a large wooden summer house sits on a decked area, hard standing provides off road parking for at least two vehicles and there is a garden shed for tool storage.
This floor plan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Energy Efficiency Rating

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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.

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