



Rose Cottage, 68 Station Road, Nassington, Stamford, PE8
6QB

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stunning & Extended Grade II Listed Cottage
- Three Double Bedrooms
- Generous Living Area with Inglenook Fireplace
- Extended Kitchen Diner/Family Room
- Mature Private East Facing Garden
- 21ft Garden Office / Studio
- Popular Village with Amenities
- Easy Access to Stamford, Oundle & A1
- EPC Rating Exempt
- Freehold

£475,000





Set in the highly regarded village of Nassington, offering easy access to the market towns of Stamford & Oundle sits this delightful Grade II Listed country cottage boasting THREE DOUBLE BEDROOMS, an extended and refitted family kitchen, a spacious living area with inglenook fireplace, a private east facing garden with 21ft garden studio/games room.

The property features a wealth of character throughout including exposed beams and stone walling with the added benefit of higher than expected ceilings. On entering the home, you'll be greeted by the spacious living area, which can be utilised as both living and dining space with one end featuring an inglenook fireplace with inset wood burning stove. To one corner is a concealed staircase rising to the first floor accommodation, there is useful cupboard storage and a door to the family kitchen. Here the kitchen enjoys an extension to the rear allowing for both dining and entertaining space. The kitchen has been refitted and hosts a range of units, appliances and a centralised island. From the dining area there are bifold doors leading out to the rear garden and a further door leads to a rear hallway and utility room. From the utility room there is a useful ground floor wc and a door to the rear garden. To the first floor there are three DOUBLE bedrooms, with the main bedroom enjoying en-suite facilities with a 3 piece suite. The second and third bedrooms also benefit from fitted wardrobes and there is a modern fitted family bathroom.

Outside the property, there is a lovely east facing garden to the rear which has been landscaped by the current owners offering mature planted borders, an expanse of lawn with inset curved pathway leading to the lower garden where you will find a superb studio. This space offers multiple uses and has been used as both a home office space and additional seating area for the family. There is gated access to one side of the garden across the neighbouring property which leads out to the street.

Living room 6.93m x 3.85m (22'8" x 12'7")

Kitchen diner 6.54m x 5.29m (21'6" x 17'5")

Utility room 2.50m x 2.36m (8'2" x 7'8")

WC 2.09m x 1.07m (6'11" x 3'6")

Landing 5.41m x 1.84m (17'8" x 6'0")

Bedroom one 4.86m x 2.48m (15'11" x 8'1")

Ensuite 2.00m x 1.78m (6'7" x 5'10")

Bedroom two 3.21m x 3.15m (10'6" x 10'4")

Bedroom three 3.05m x 3.00m (10'0" x 9'10")

Bathroom 2.56m x 2.31m (8'5" x 7'7")

Studio 0.00m x 0.00m (0'0" x 0'0")

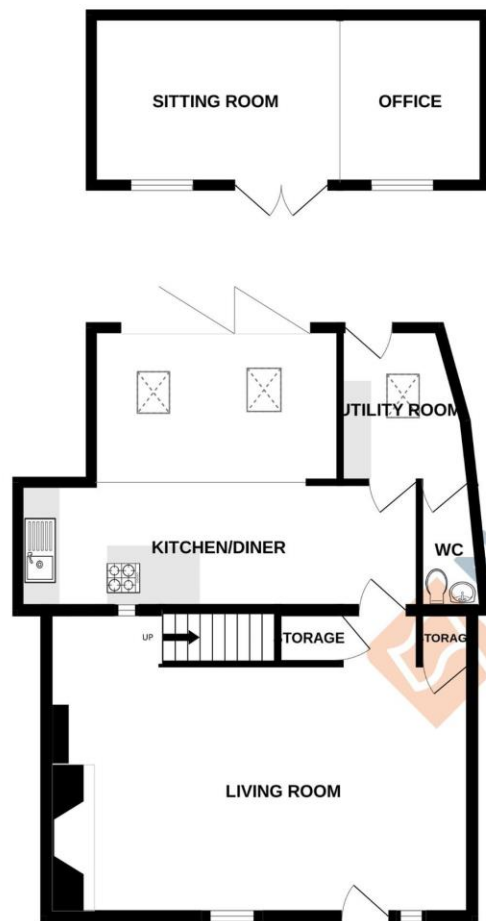
Sitting area 4.00m x 2.78m (13'1" x 9'1")

Office 2.78m x 2.44m (9'1" x 8'0")

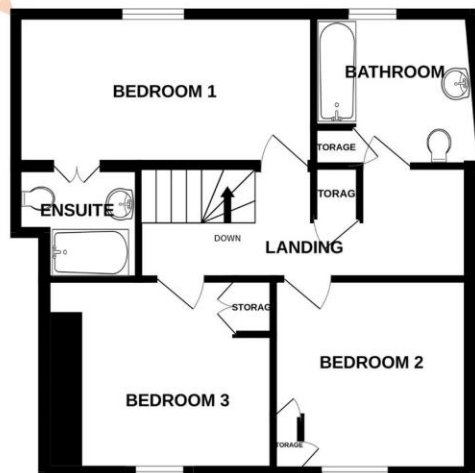
Agent Note: 0.00m x 0.00m (0'0" x 0'0")

The property is Grade II Listed and has had loft foam insulation installed

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.