



Cross Roads Cottages, Great Casterton

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Immaculate Four Bedroom Family Home
- Sought After Village Locaiton
- Ample Off Road Parking and Double Garage
- Stunning Field Views
- Main Bedroom with Fitted Storage, Ensuite and Juliet Balcony
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£635,000





Situated in a desirable rural position between the ever-popular villages of Empingham and Great Casterton, this beautifully presented and generously proportioned home offers stylish open-plan living, far-reaching field views and a substantial plot with ample off-road parking and a detached double garage. The property enjoys convenient access to local village amenities alongside excellent transport links via the A1, making it ideal for both family living and commuting.

The property is entered via a welcoming entrance hall which opens into a superb open-plan living, dining and kitchen space, designed with modern living and entertaining in mind. The living area features a wood-burning stove and built-in storage, creating a warm and inviting focal point, while the dining area benefits from French doors opening directly onto the rear garden. The kitchen is beautifully appointed with a comprehensive range of units and integrated appliances including a larder fridge, double oven, hob, wine cooler and dishwasher, complemented by a breakfast bar. Also accessed from the hall is a practical utility room with space for a washing machine and tumble dryer, a cloakroom and a useful drying room beyond. An inner hallway provides access to the staircase and a front-facing study, ideal for home working.

The first floor opens onto a central landing serving all bedrooms. The principal bedroom enjoys a Juliet balcony with French doors overlooking the garden and open fields beyond and benefits from a well-appointed en-suite bathroom featuring a roll-top bath and separate shower cubicle. There are three further bedrooms, all well proportioned, along with a family bathroom fitted with a modern white three-piece suite and shower over the bath. Externally, the property occupies a generous plot with a large driveway providing ample off-road parking and access to a detached double garage, offering excellent storage or additional parking. The rear garden is predominantly laid to lawn with mature trees, established flower borders, fruit trees and raised beds, creating a peaceful and private outdoor space. A large patio seating area provides an ideal spot for entertaining, all complemented by attractive open field views, with a substantial shed offering further storage.





Kitchen/Diner 3.65m x 7.41m (12'0" x 24'4")

Lounge 4.85m x 4.54m (15'11" x 14'11")

Home Office 4.85m x 2.73m (15'11" x 9'0")

Bedroom One 3.81m x 5.53m (12'6" x 18'1")

En-Suite 3.59m x 1.97m (11'10" x 6'6")



Bedroom Two 3.72m x 2.5m (12'2" x 8'2")

Bedroom Three 2.92m x 2.62m (9'7" x 8'7")

Bedroom Four 2.26m x 3.72m (7'5" x 12'2")

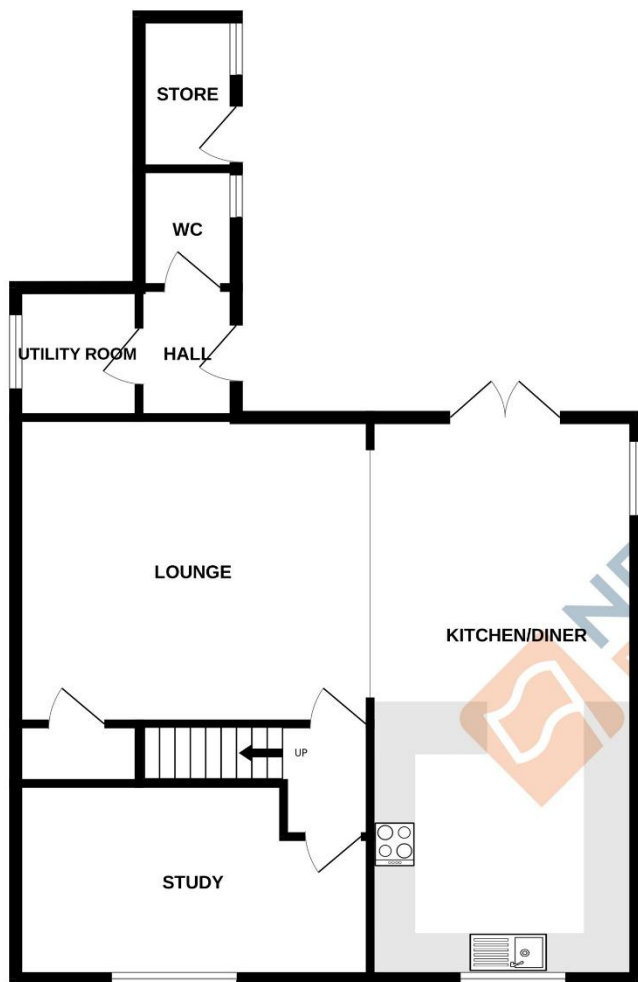
Bathroom 1.77m x 2.7m (5'10" x 8'11")





GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 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 is given.

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
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.