



VALE COTTAGE

CHAPEL LANE, CROXTON KERRIAL

JAMES  
SELICKS







## “... THREE-BEDROOM CHARACTER COTTAGE ...”

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**Vale Cottage is a deceptively spacious, three-bedroom character cottage with off-road parking, garaging and well-established gardens overlooking beautiful countryside views in the village of Croxton Kerrial.**

Dining Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Two Bath/Shower Rooms • Pretty Cottage Gardens • Off-Road Parking, Double Garage • Countryside Views • Village Location • NO CHAIN •

### Ground Floor

The ground floor in brief comprises a breakfast kitchen, two reception rooms, a study, utility room and downstairs cloakroom with stone flooring throughout except for the two reception rooms.

The dual-aspect breakfast kitchen sits to the rear of the property offering a good range of fitted units under timber worktops with space for a Range style cooker and large fridge freezer plus a log burning stove and a French door opening out to the garden. Adjacent to the kitchen is a spacious utility room providing further storage and space for white goods. Sitting to the front of the property are the two reception rooms and the study.

The living room spans the depth of the original cottage with a window seat to the front, a French door to the rear and a brick fireplace with a log burning stove inset. The dining room has a window to the front and a wall of bespoke built storage and shelving. The study sits to the other end of the original cottage with built-in storage and a window overlooking the pretty garden on the East side of the property.





### First Floor

The first floor has original wooden floors throughout the entirety and is complete with three well-sized bedrooms and two bath/shower rooms. The principal bedroom has built-in wardrobes, an ensuite shower room and a window with beautiful views to the South. There are two further double bedrooms, one with built-in wardrobes, the other with ample space for free-standing storage, both served by the main bathroom. The main bathroom comprises a free-standing, roll-top bath, wash hand basin and low flush lavatory.

### Outside

Externally, the property provides ample off-road parking and a double garage with an up and over door. The pretty cottage gardens are beautifully situated on two sides of the property. To the east, there is an incredibly private lawned area complete with mature planting and hedging on all sides creating the perfect space to enjoy the morning sun.

On the southwest side, a second garden offers a large patio area for outdoor seating and a further lawn with mature soft planting overlooking picturesque countryside views.



“... COTTAGE GARDENS ARE  
BEAUTIFULLY SITUATED ON TWO  
SIDES OF THE PROPERTY ...”

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## Location

Croxton Kerrial is a small village lying just off the A607 main road between Grantham and Melton Mowbray. It lies on the edge of the Vale of Belvoir with lovely open countryside where there are many lovely walks and bridal ways. It has good access to several of the region's main commercial and retail centres and an excellent train service from Grantham to London with the Grantham train station being approximately 6 miles away. There is a variety of schooling in the district including two excellent grammar schools for both boys and girls in Grantham, along with the private schools at Oakham, Uppingham and Ratcliffe College.

## Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Melton Borough Council – Tax Band F

## Tenure

Freehold





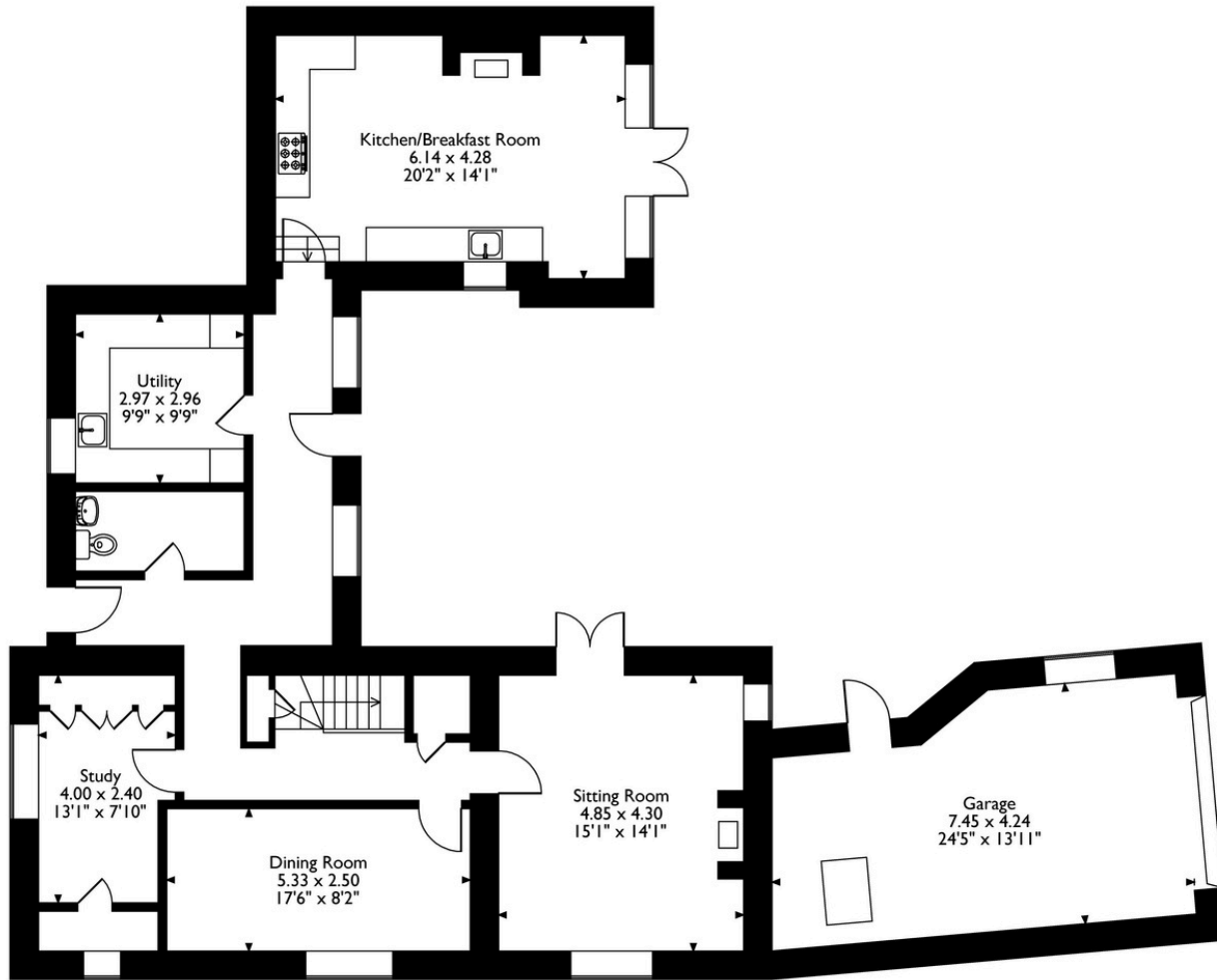




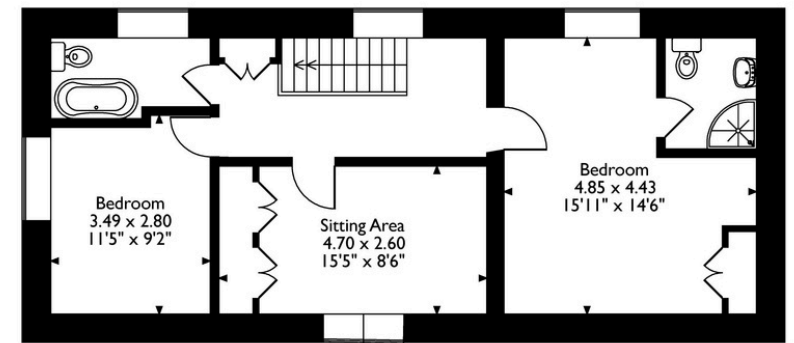
Vale Cottage, 9 Chapel Lane, Croxton Kerrial, Grantham, Leicestershire NG32 1PU

House Total Approx. Gross Internal Floor Area incl. Garage = 2174 ft<sup>2</sup> / 202 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	28 F	
1-20	G		

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.