



Flintlock Cottage, West Keal Road, Old Bolingbroke, PE23 4EX

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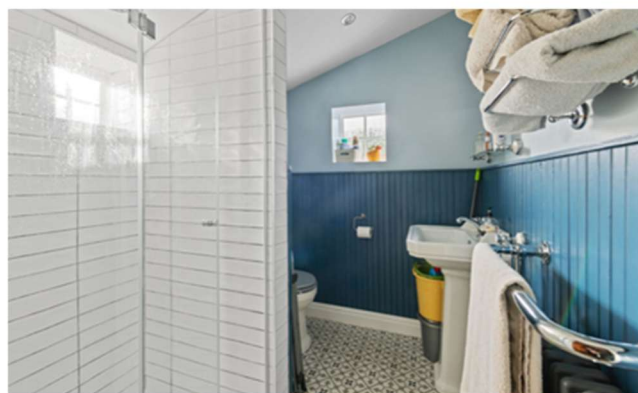
Freehold

£250,000



Key Features

- Detached two bedroom cottage
- Murdoch Troon kitchen
- Lounge with wood burner
- Bathroom & shower room
- Off-road parking & large shed/shore
- Low maintenance enclosed rear garden
- New oil fired boiler & cast iron radiators
- EPC rating E





A charming detached cottage set in a conservation area within the popular village of Old Bolingbroke. The property has plenty of character features plus a new oil fired boiler serving cast iron radiators throughout.

Having well presented accommodation comprising: side entrance utility, shower room, kitchen with wood burner and bespoke Murdoch Troon cabinets, rear entrance hall and lounge with wood burner to ground floor. Two double bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the side and a low maintenance enclosed rear garden with a shed/store.



ACCOMMODATION

Stable style side entrance door through to the:

ENTRANCE/UTILITY

Having Westminster stone floor, radiator, work surface with space & plumbing for automatic washing machine under. Opening to the kitchen and door to the:

SHOWER ROOM

1.95m x 1.77m (6'5" x 5'10")

Having windows to side & rear elevations, inset ceiling spotlights, heated towel rail, tiled floor and wood panelled walls to dado height. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

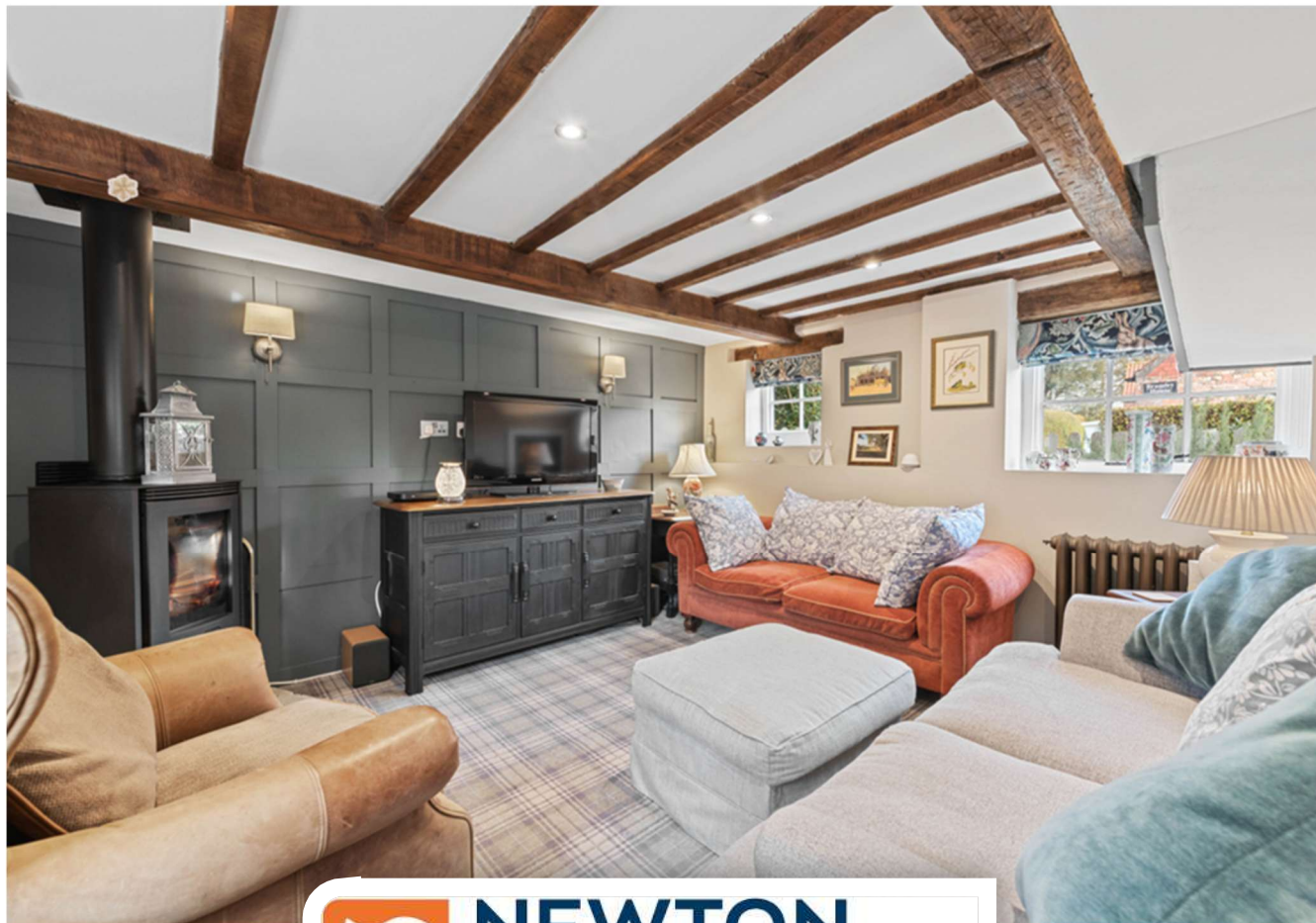
DINING KITCHEN

4.39m x 3.86m (14'5" x 12'8")

Having window to front elevation, windows & small pane glazed door to rear elevation, feature beams & inset spotlights to ceiling, radiator, Westminster stone floor and brick built fireplace with quarry tiled hearth and inset wood burner. Fitted with a bespoke kitchen by Murdoch Troon with wood block work surfaces comprising: dual belfast style sink with mixer tap, cupboards & drawer under. Further work surface with inset electric hob, drawers under, tall unit to side housing integrated electric oven & microwave with drawers under, unit to side with space for upright fridge/freezer & larder style cupboard to side. Island unit with wood block work surface, cupboard & drawers under and bench to one side.







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REAR ENTRANCE HALL

Having stable style door & window to rear elevation, inset ceiling spotlights, radiator, Westminster stone floor and staircase rising to first floor.

LOUNGE

3.83m x 3.55m (12'7" x 11'7")

Having windows to front & rear elevations, feature beams with inset ceiling spotlights, wood panelled feature wall, television aerial connection point, wall light points, understairs storage cupboard and freestanding wood burner.

FIRST FLOOR LANDING

Having sloping ceiling, feature exposed brick wall and wall light points.



BEDROOM ONE

3.58m x 3.53m (11'8" x 11'7")

(Part restricted head height) Having windows to side & rear elevations, feature beams and radiator.

BEDROOM TWO

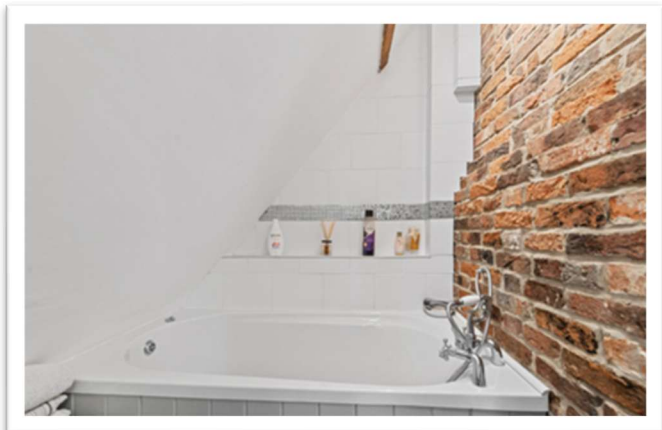
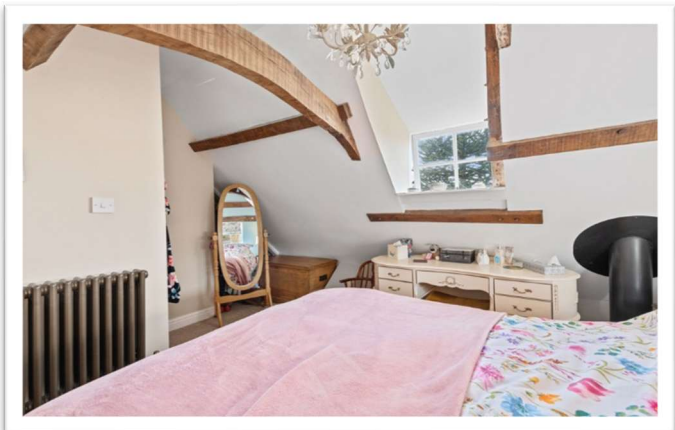
3.53m x 2.51m (11'7" x 8'2")

(Part restricted head height) Having window to side & rear elevations, feature beams and radiator.

BATHROOM

2.74m x 1.59m (9'0" x 5'2")

(Sloping ceiling) Having radiator, tile effect vinyl flooring, part tiled walls, extractor, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

To the left hand side of the property a five bar gate opens to a large gravelled area which provides ample off-road parking. There is also a 18' x 8' garden shed/store and gated access to the:

REAR GARDEN

Being enclosed and paved for ease of maintenance and having an exterior oil fired boiler and oil storage tank.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving cast iron radiators. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 88.4 sq. metres (951.3 sq. feet)



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