



 SPREY
PROPERTY

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Teigh Road, Ashwell
Asking Price Of £240,000



A unique opportunity to live in a rural setting with easy access to Oakham and Melton Mowbray. Offering outstanding views to the front and rear aspects, this three-bedroom mid terrace cottage, sits on a generous plot providing huge opportunity for renovation and extension STPP. The ground floor comprises of an entrance hall, stairs to the first floor and door to the living room which offers views to the front aspect and an open fire. The kitchen/dining room is fitted with an array of wall and base units including a built-in oven. To complete this floor is a rear lobby and downstairs W/C. The stairs to the first-floor landing offers access to three spacious bedrooms with plenty of room for bedroom furniture and a sizable bathroom. The large, fully enclosed rear garden is mainly laid to lawn and houses a large wooden shed and brick-built coal shed for storage, there is also a gravel area adjacent to the house. The front garden is also laid to lawn with a mature well-maintained hedge surrounding. Subject to planning there is scope to make a driveway for several cars. The current owners share an area across from the cottage for parking, but this comes on a first come first served basis and is not included within the sale. Offer for sale with NO forward Chain.

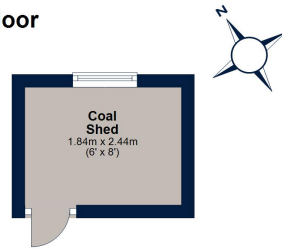
Tenure: Freehold
Main Water and Electric
EPC: D
Council Tax: B



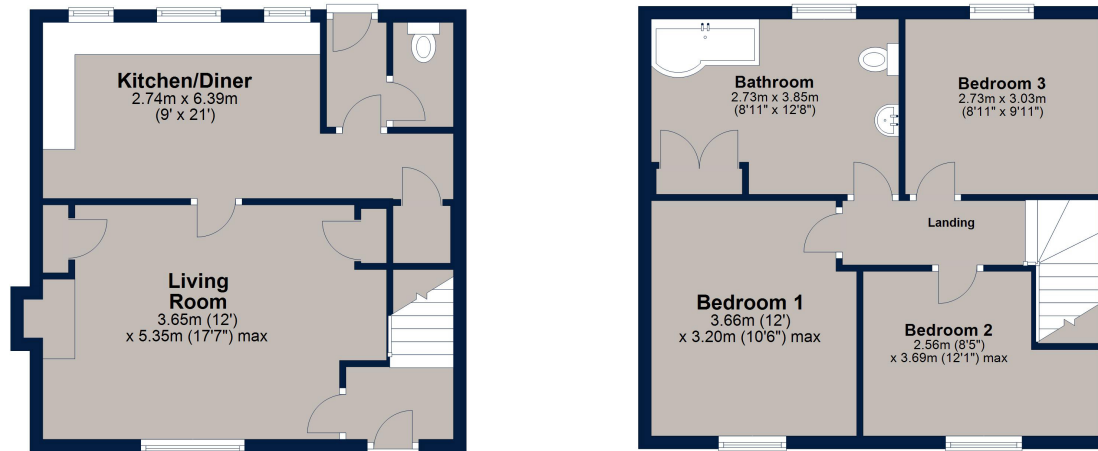


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Ground Floor



First Floor



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



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The conservation village of Ashwell has a population of approx. 300 and is situated 2 miles to the north of the delightful market town of Oakham. Trains from Oakham provide connecting services from Leicester or Peterborough (Peterborough to Kings Cross takes less than an hour). It is also well situated for easy access to the A1, providing communication to London and the north. Schooling in the area is outstanding with great primary & secondary schools across the county and the public schools of Oakham, Uppingham and Oundle

