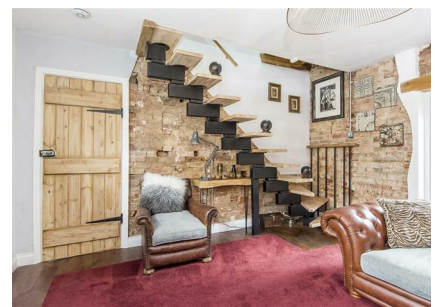


## Bell Cottage Bell Street, Claybrooke Magna, LE17 5AL



**£295,000**

A fabulous opportunity has arisen to purchase this beautiful two bedroom period cottage situated in a quiet location in the popular village of Claybrooke Magna. This lovely home has been renovated to a high standard throughout by the current owner and retains a wealth of charm and character. The accommodation comprises: Breakfast kitchen, utility room and lounge with a multi fuel burning stove. On the first floor there are two double bedrooms and a bathroom with a walk-in shower. Outside you will find a walled courtyard garden and a single garage with electric roller door. Early viewing is advised to appreciate the quality and space this home offers.

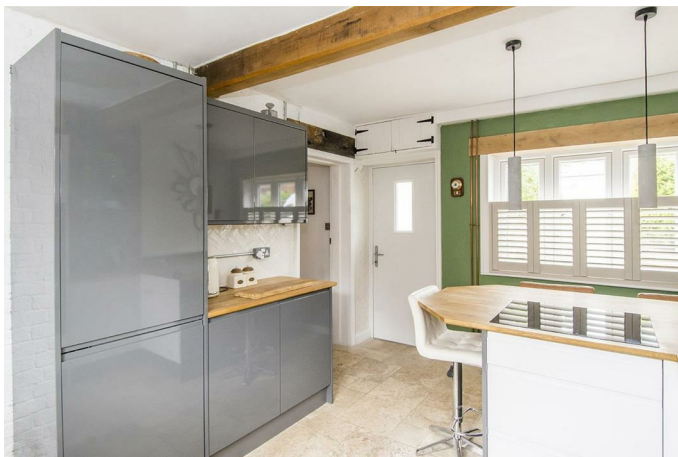
*Service without compromise*

Breakfast Kitchen 13'4" x 10'1" (4.06m x 3.07m)



Step into this lovely breakfast kitchen via a cottage style composite door. Fitted with a wide range of white & grey gloss cabinets with quartz surfaces. Bowl and a half porcelain sink unit with mixer taps. built-in Neff oven, combination microwave and induction hob. Integrated fridge freezer. Oak breakfast bar seating. Travertine flooring. Exposed timber beams to the ceiling.

Breakfast Kitchen ( Photo Two )

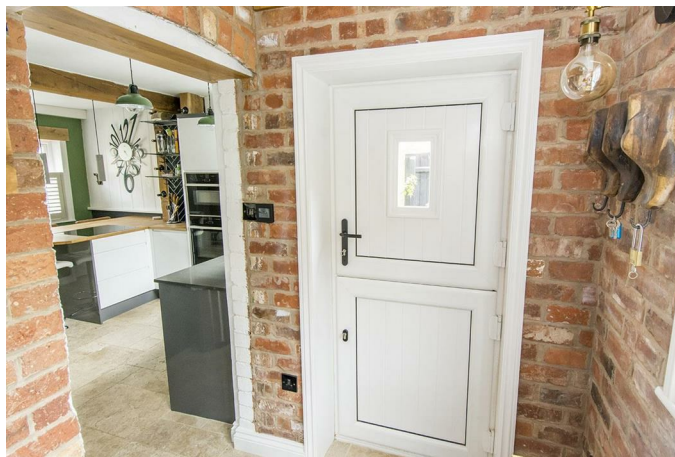


Utility Room 7'10" x 4'6" (2.39m x 1.37m)



The utility room is located just off the kitchen and has a fitted cabinets with oak surface. There is plumbing and space for a washer dryer. Travertine underfloor heating. Dual aspect windows. A composite stable door opens into the garden.

Utility ( Photo Two )



Lounge 13'6" x 13'6" (4.11m x 4.11m)



The real focal point of the lounge is the inglenook fireplace that houses a multi fuel burning stove .A set of French doors open into the garden and there is a window to the front aspect. Cast iron radiator. A set of unique solid oak stairs rise to the first floor accommodation.

Lounge ( Photo Two )



Landing



The landing has two storage cupboards and gives access to the bedrooms and bathroom.

Bedroom One 11'2" x 11' (3.40m x 3.35m)



A double bedroom with a window to the front aspect. Double wardrobe with oak sliding door. Stripped floorboards. Cast iron radiator.

Bedroom One ( Photo Two )



Bedroom Two 10' x 6'2" (3.05m x 1.88m)

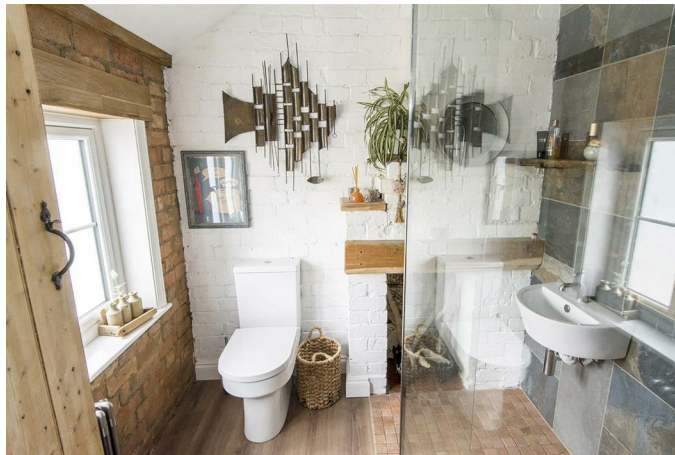


A double bedroom with a window to the side aspect . Original timber beams to the ceiling Cast iron radiator.

Bedroom Two ( Photo Two )

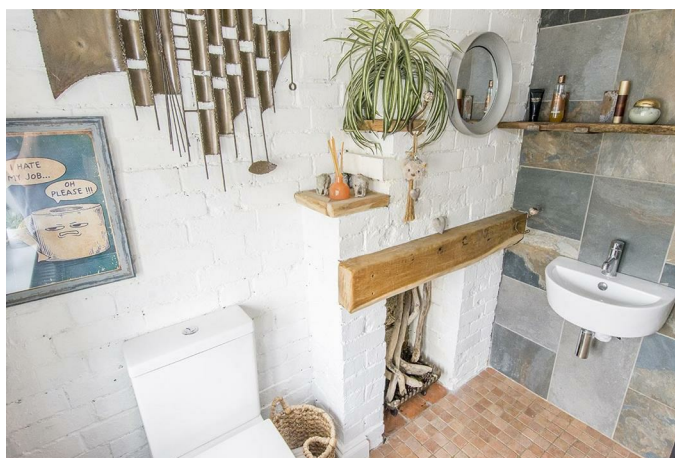


Bathroom 6'9" x 6'8" (2.06m x 2.03m)



Fitted with a low flush WC. Wall hung wash hand basin. Walk-in shower with glass screen. Laminate flooring and ceramic wall tiles. Cast iron radiator. Opaque window to the side aspect. Original fireplace with oak mantle.

Bathroom ( Photo Two )





## Garden



A gate gives access the beautiful walled courtyard garden with a unique cobbled entrance. The garden has an Indian stone patio. There is an outside tap and electric power socket. A gate gives access to the Garage.

## Garden (Photo Two )



## Rear Elevation Photo



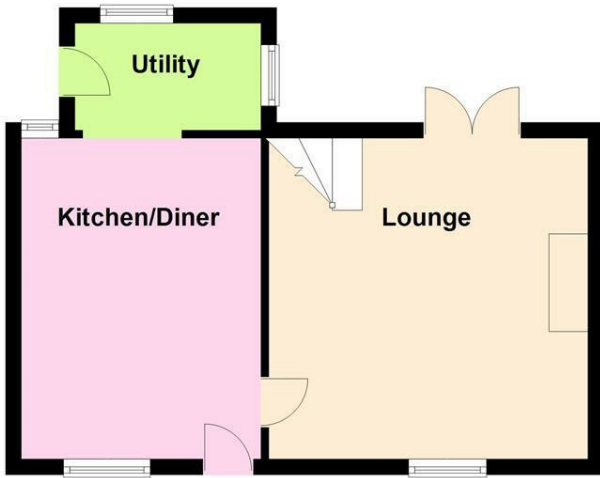
## Garage

The single garage has an electric roller door , power and light connected.

## Floor Plan

### Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



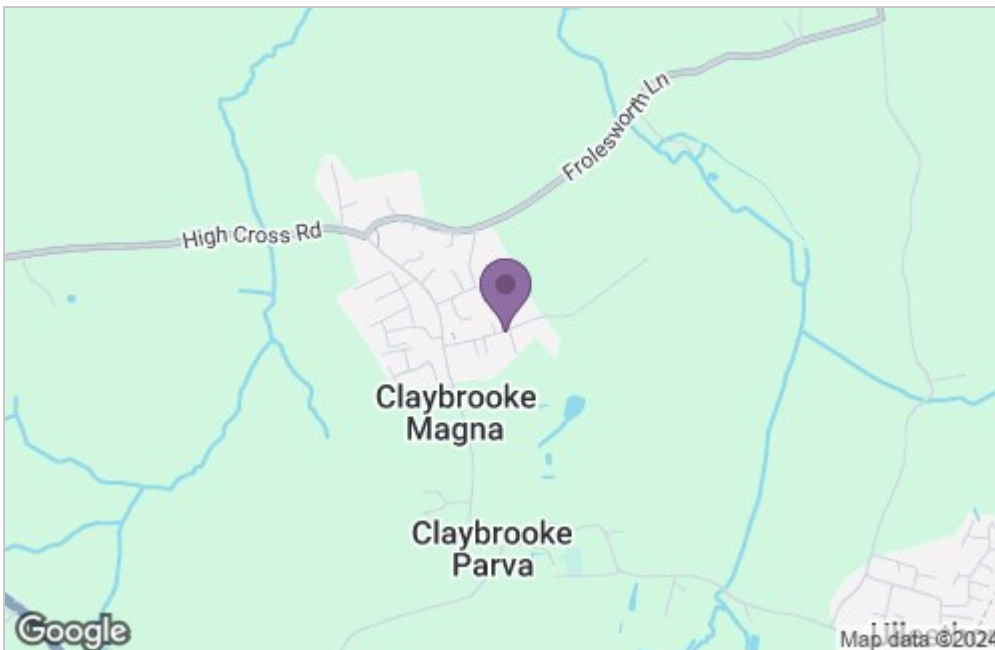
### First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)

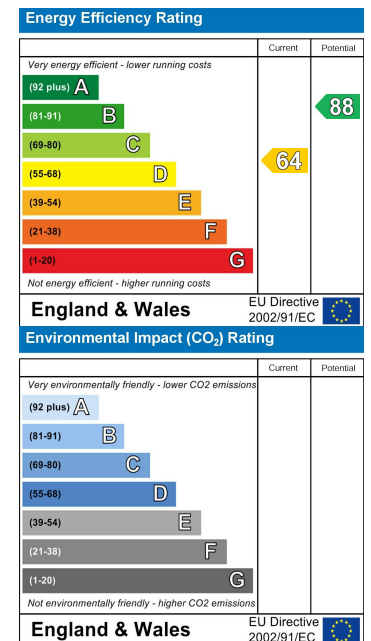


Total area: approx. 65.7 sq. metres (707.6 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*