

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.

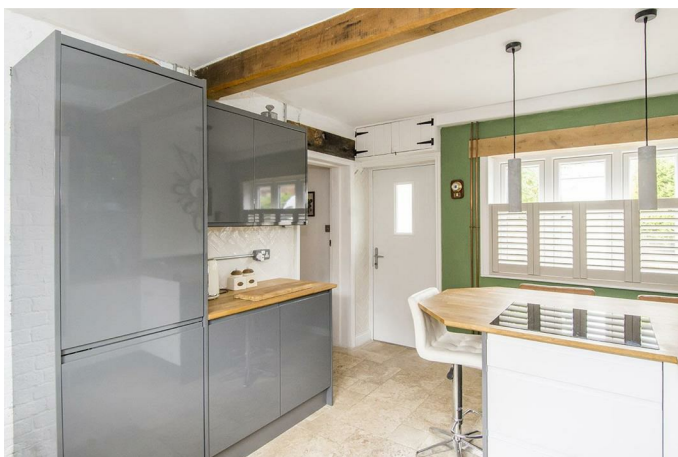
Service without compromise

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)

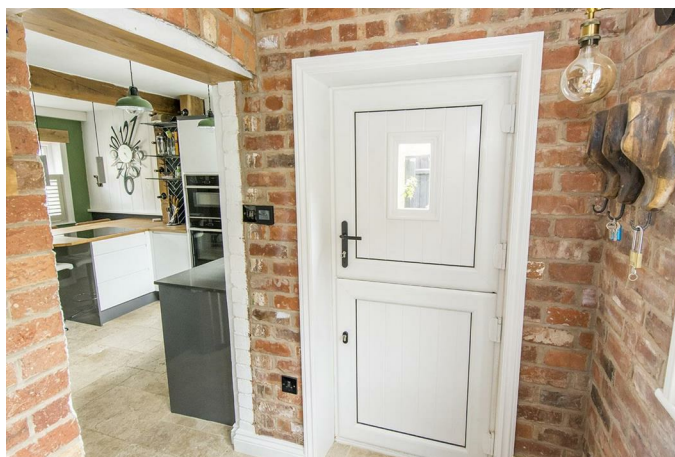


Utility Room 7'10" x 4'6" (2.39m x 1.37m)



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)

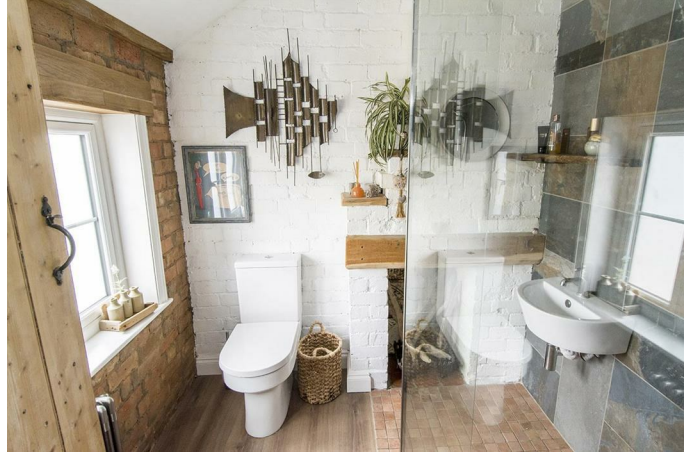


A double bedroom with a window to the side aspect .
Original timber beams to the ceiling Cast iron radiator.

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)



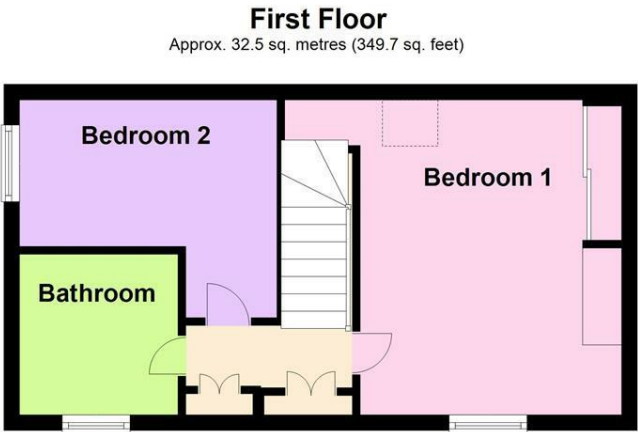
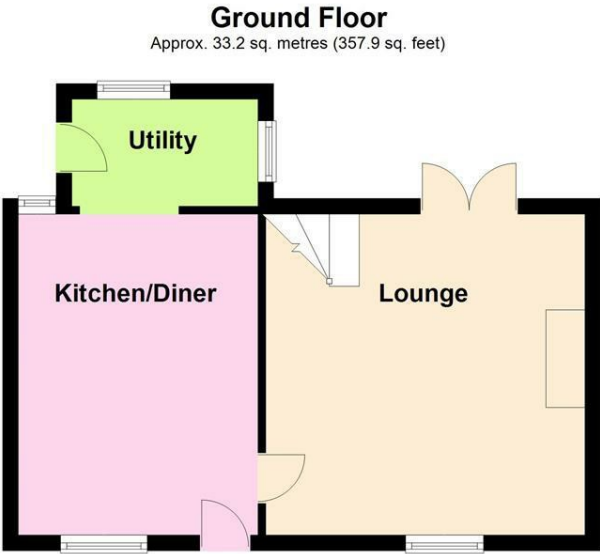
Rear Elevation Photo



Garage

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

Floor Plan



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

Area Map



Energy Efficiency Graph

