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Carpenters Cottage, Main Rd, East Heckington PE20 3QA

£325,000

# Carpenters Cottage

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Situated in the middle of a large established plot approaching half an acre sits this deceptively spacious period cottage. The former home years ago of Carpenter Green, the property has many character features typical of an old cottage such as beams to the walls and ceilings, old latch doors and open fires. Whilst the property would benefit from a programme of cosmetic updating, it does benefit from uPVC windows throughout and an oil fired central heating system and the seller advises that the property had a damp proof course in 2021.

Carpenters Cottage has several reception rooms to include a lounge, dining room and sitting room / study. As there are bathrooms to both the first floor and the ground floor, a fourth reception room off the conservatory to the rear has a view over the garden and has made a great additional bedroom for older relatives. The cottage kitchen has space for a dining table and cooking range and has a Butler style sink with a utility room off. To the first floor there are three generous double bedrooms and a smaller room or dressing room, which due to the restricted head height, has not been officially classed as a bedroom but does provide very useful storage space.

Outside a driveway to the side of the property provides off road parking which opens up to the front of the property and provides access to a single garage. Extensive gardens to the front and rear are filled with a host of flowering plants, shrubs and bushes in addition to a range of mature fruit trees to include pear, plum and apple.

EPC - E

Council Tax Band - D

Heating System - Oil Fired

Drainage - Septic Tank



**Part glazed door to Entrance Hall** – Having staircase rising to the first floor and door through to:

**Sitting Room 3.83m x 3.69m** – Has a uPVC window to the front, beams to the walls and a storage cupboard. Built in storage to each side of the chimney breast includes cupboards and a range of shelving. There are wall lights and an exposed brick fireplace suitable for an open fire with wooden mantel.

**Dining Room 3.83m x 3.69m** – Has a uPVC window to the side, two radiators and beams to the walls and ceiling. There is a range of both wall and ceiling lights points and a feature fireplace.

**Kitchen-Diner 4.34m x 3.82m** – Has a quarry tiled floor and two uPVC windows to the side. The kitchen comprises a range of solid wooden kitchen units to comprise worksurfaces drawers and cupboards at both base and eye level. A ceramic Belfast style sink upon a brick built base has a mixer tap over. There is space and plumbing for a dishwasher and a tiled recess housing a cooking range with a beam over. Latch door leads to a pantry. **Rear Entrance Hallway** has stable style door to the garden.



Utility Room 3.26m x 1.93m – Has a uPVC window to the side, wall mounted cupboards, the oil fired central heating boiler and space and plumbing for washing machine and tumble dryer.

Ground Floor Bathroom – Has two uPVC windows to the rear aspect and comprises a vanity washbasin with cupboards beneath, a free standing bath with ball and claw feet, low level WC and tiled double shower enclosure.

Sitting Room / Ground Floor Bedroom 4.25m x 2.56m – Has ceiling light fan and open through to a uPVC Conservatory 3.11m x 2.70m.

Snug / Study 3.81m x 3.15m – Has uPVC windows to the front and side aspects with views over gardens and fields, radiator and wall light points.

First Floor Landing has a radiator and latch doors to:

Bedroom One 3.82m x 3.68m – Has a uPVC window to the front, radiator.

Bedroom Two 3.76m x 3.67m – Has a uPVC window to the side aspect, exposed floorboards and beams to the ceiling, radiator and Velux style window to the sloping ceiling.

Bedroom Three 3.18m x 3.65m – Has a uPVC window to the front, radiator and built-in wardrobes.

Store Room 4.20m x 1.79m maximum floor dimensions but has restricted head height as is in the eaves of the cat-slide roof.

Bathroom – Comprises a three piece suite of panel bath, low level WC and pedestal wash basin. There is tongue and groove panelling to the walls, a towel rail and window to the rear.

Outside – Please note, the property is situated adjacent to a busy main road (A17) but sits sideways on the plot so that both the front and rear of the property enjoy garden views. The gardens are mainly laid to lawn with mature and well established trees and hedging providing a good degree of screening and privacy and are planted with many flowering plants, shrubs and bushes as well as mature fruit trees. There is a brick built wishing well and BBQ area in addition to a greenhouse and a summerhouse (requires work) and a Single Garage with up and over door.

The location ensures good access to all major routes to include the North Norfolk Coast, Lincoln, Peterborough, Grantham and Nottingham.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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