

Fern Cottage
11A Mill Lane
Isham
NN14 1HN

£400,000

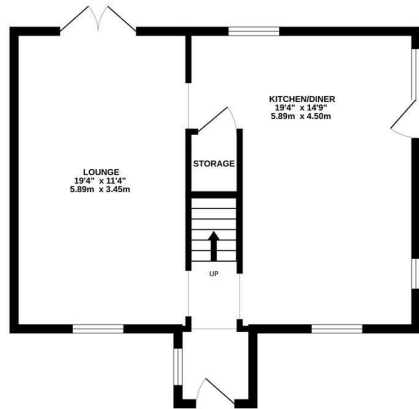


OSCAR JAMES

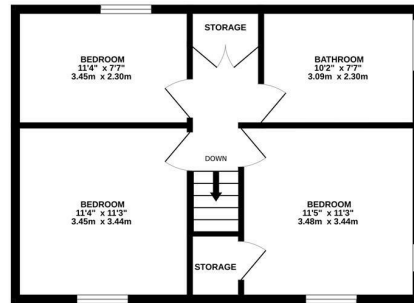
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FLOOR PLANS

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Dual aspect lounge/diner



Refitted kitchen/diner



Three generously sized bedrooms



Four piece upstairs family bathroom



Front and rear gardens



Off road parking for two vehicles



WHAT'S GREAT?

*** CHECK OUT OUR VIDEO TOUR***

An absolutely MUST VIEW village home!

A stunning cottage situated in Isham village offered to the market in superb condition throughout.

From the moment you enter this cottage you cannot fail to be impressed, from the flagstone entrance hallway tiles, and solid wood flooring in both the lounge and kitchen/diner and double glazed Sash windows this cottage has it all.

The accommodation on the ground floor comprises: Entrance hall, a light and bright dual aspect living room, enjoying patio doors leading to the rear as well as a fabulous kitchen/diner. The kitchen boasts granite countertops, has built in

appliances, a feature fire place, further access to the rear garden and is also dual aspect enjoying views to the front of rolling countryside.

To the first floor expect again to find three beautifully appointed bedrooms, two of which are doubles and a four piece family bathroom with separate shower cubicle.

Finally, outside benefits from gardens to the front and rear. The back garden enjoys a considerable amount of privacy, is fully enclosed and extremely low maintenance with Astroturf & a large patio seating area. You will also find a useful brick built outbuilding, which acts as storage currently but has potential to be converted into a home office. There is also gated access to the front leading to the driveway for two vehicles.

Internal viewing is highly recommended! Call sole selling agents Oscar James to arrange your viewing today.

...expect excellence



SELLER'S SECRET

We adore the village setting and the location is ideal having access to the fields for long walks!
We also love that the local village Pub is within walking distance!



Why we like it....

A fantastic home of generous proportion AND with off road parking!
High interest is anticipated, call quickly to avoid missing out!

To buy or not to buy....

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com
