



- A natural stone end of terrace cottage bursting with character
- Entrance hallway leading into a spacious lounge dining room
- The lounge dining room enjoys a sunny aspect with original features
- Attractive fitted kitchen with integrated appliances
- Three bedrooms and an inviting family bathroom
- Private drive parking, enclosed lawn garden and garage



"A natural stone cottage bursting with character and benefitting from convenient private drive parking, an enclosed lawn garden, decked patio and garage". The accommodation comprises an entrance hallway leading into a spacious lounge dining room, the lounge area enjoys a sunny aspect and the dining room features exposed natural stone walls and ceiling beams plus a handy understair cupboard. An attractive fitted kitchen provides a good range of units with hardwood worktops and integrated appliances, there is a door from the kitchen to an enclosed patio area. On the first floor are three bedrooms and a family bathroom with walk in shower enclosure and separate bath tub. Gas central heating and double glazing.

Outside to front is a fully enclosed garden. To the side of the property is a vehicular access shared with the adjoining terrace which leads to a private drive for two cars, from this area there is gated access leading to a level lawn garden which is fully enclosed, from here gated steps lead to a secluded decked patio area with side door into garage. Immediately to the rear of the property is an enclosed patio area and external storage cupboard.

The cottage is located just a one-minute walk from Welton Primary School. Open countryside is also on the doorstep which makes it the perfect position for dog walking.

Tenure: Freehold. **Council Tax Band:** B.



GROUND FLOOR

APPROX. 42.6 SQ. METRES (458.4 SQ. FEET)



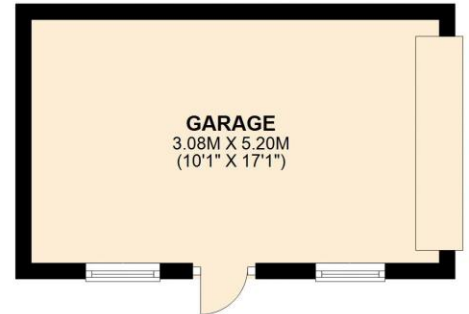
FIRST FLOOR

APPROX. 39.7 SQ. METRES (426.8 SQ. FEET)



OUTBUILDING

APPROX. 16.0 SQ. METRES (172.4 SQ. FEET)



Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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