



oakheart

£500,000

Guide Price

Bells Lane, Glemsford

*GUIDE PRICE £500,000-£550,000 A substantial partially Grade II listed four bedroom semi-detached cottage peacefully positioned on a generous plot of just over 0.33 of an acre in the quaint and well regarded village of Glemsford. This property offers over 3000 square feet of accommodation space and makes use of a self contained annexe and detached double car port.

Entry is gained to the porch leading through to the reception hall with a cosy dual facing log burner with two studies either side of the hall. The reception hall provides direct access to the sitting room, a bright and airy space thanks to the dual aspect windows. The kitchen

is traditional in style offering a variety of wooden units with stone effect counter tops, a range of integrated appliances including twin ovens, two fridges and ceramic hob. Neighbouring the kitchen is the dining room/snug, a versatile space that the current owners make use of as a second living room offering a feature stove and sliding doors providing access to the garden. The utility room provides further work surface space and offers room for white goods and enjoys a stainless steel inset sink. This leads on through to the sun room, a bright space that could also make use a games room. The annexe comprises entrance room, kitchenette, bathroom with three piece suite and bedroom. This versatile space would make for the

perfect Airbnb or accommodation for elderly relatives.

To the first floor are four double bedrooms, the master and second bedrooms offer en suite facilities whilst bedrooms three and four are both generous in size providing built in storage space. The family bathroom is traditional in style offering a bath tub, wash hand basin and low level WC.

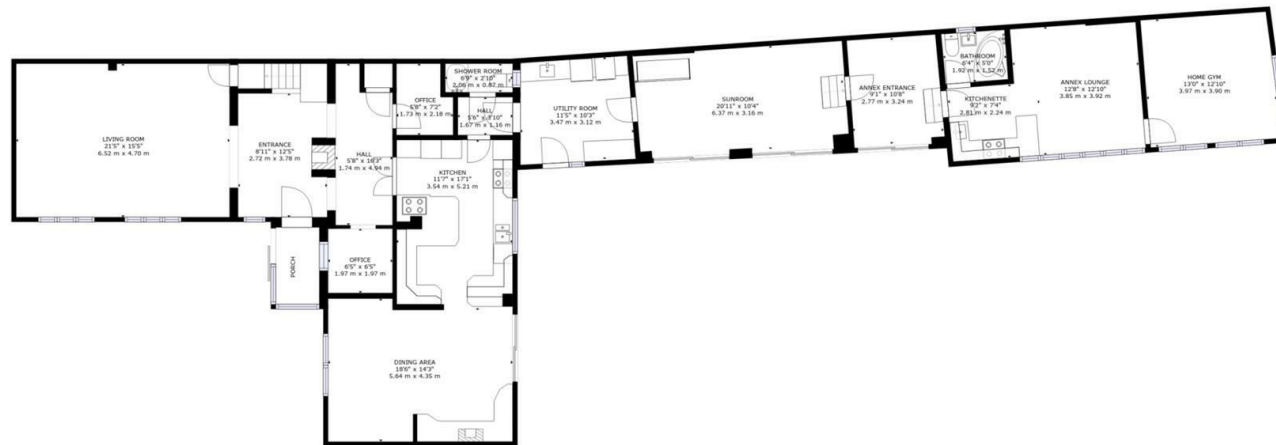
To the rear of the property is a patio area that enjoys views of the garden, that is mainly laid to lawn with an array of mature shrubs and trees. Externally this residence also offers a detached, double car port and ample parking











GROUND FLOOR

GROSS INTERNAL AREA
FLOOR 1: 2068 sq. ft, 192 m², FLOOR 2: 1095 sq. ft, 102 m²
EXCLUDED AREAS: , PORCH: 34 sq. ft, 3 m²
REDUCED HEADROOM BELOW 1.5M: 31 sq. ft, 3 m²
TOTAL: 3163 sq. ft, 294 m²
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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