

The #1 Agent in the area bringing London & out of area buyers to your door



- Character Period Cottage
- Four Bedrooms & Two Bathrooms
- Large Enclosed Garden
- Four Reception Rooms
- Popular Village Location

- Driveway & Carport
- Utility & Cellar
- Immaculately Presented Throughout
- Recently Renovated
- Overlooking Village Green

Three Horseshoes, Market Overton, LE15 7PL

Attractively set overlooking the village green in this picture postcard street scene, Three Horseshoes cottage has been recently renovated to an extremely high standard. The property has been finished with a modern interior design, whilst still retaining many of the charming original features. The current owners have made particular improvements to the heating system and roof, contributing to lower energy and running costs.

The accommodation comprises from the front door, a welcoming and spacious living room with feature inglenook fireplace and wood burner, sitting room, study, rear hallway with downstairs shower room and stairs down to a small cellar, dining room with feature fireplace and attractive refitted breakfast kitchen with Range cooker and separate utility room. The first floor offers a spacious landing giving access to four well-proportioned bedrooms and a large refitted family bathroom.

Externally, the property offers a good size rear garden which is mainly laid to lawn with mature floral and shrub borders, vegetable garden and a spacious patio for outdoor seating. There is also a gravel driveway with car port, stable and storage area.

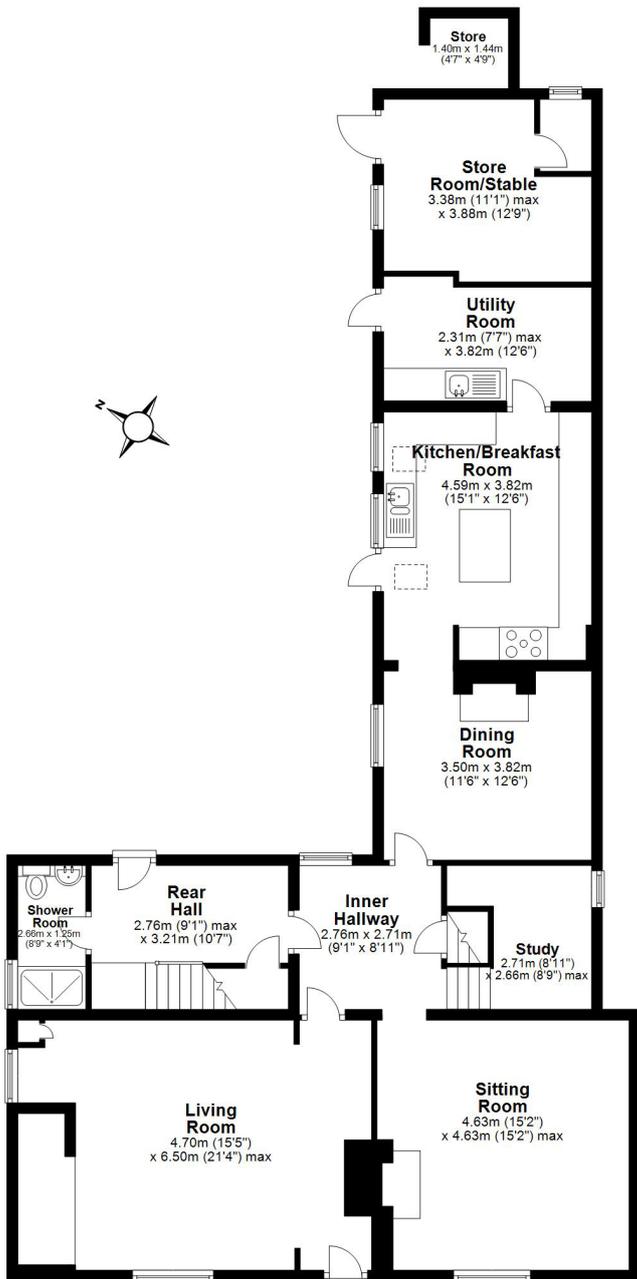
Market Overton is a well-regarded village with excellent amenities including a village shop, public house, cricket/bowls club and doctor's surgery. The village is well-positioned for access to the A1, providing further access to Peterborough and Grantham railway stations both with mainline trains to London in approximately one hour.



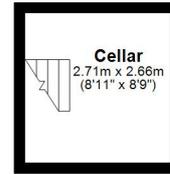


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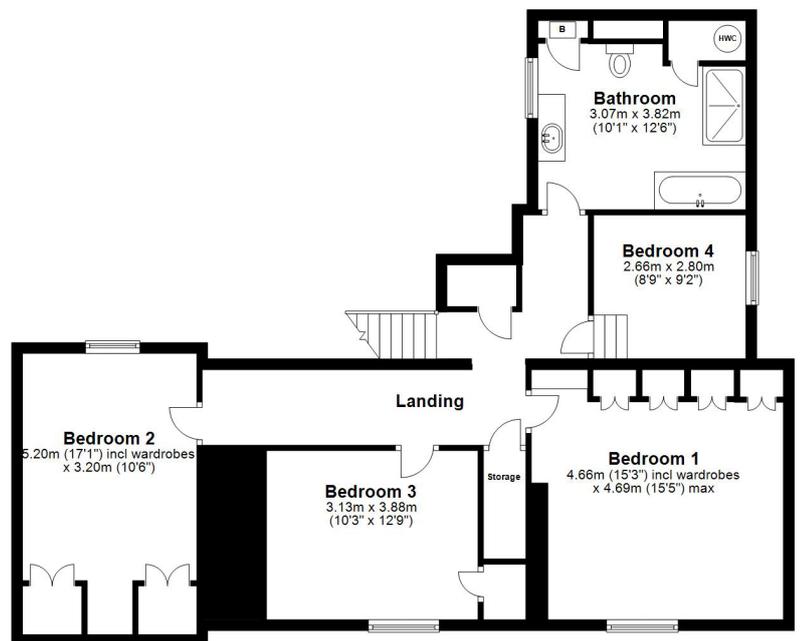
Ground Floor
Approx. 138.5 sq. metres (1491.2 sq. feet)



Basement
Approx. 7.2 sq. metres (77.6 sq. feet)



First Floor
Approx. 94.9 sq. metres (1021.0 sq. feet)



Total area: approx. 240.6 sq. metres (2589.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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