



Back Street, Saltby

A picturesque character cottage that seamlessly blends timeless charm with modern living. Recently extended over both the ground and first floor, this delightful home offers fantastic accommodation filled with character, perfect for contemporary family life.



FEATURES

- Character and Modernity:
- Refitted Kitchen/Diner
- Spacious Living Room
- Cozy Sitting Room
- Convenient Home Office
- Practical Utility Room and WC
- Luxurious Master Suite
- Three Further Bedrooms
- Modern Family Bathroom
- Beautiful Outdoor Space



FULL DESCRIPTION

Entering the property from the rear, you are welcomed into the rear entrance hall, continuing to the front of the property across the handmade, York clay tiled flooring you arrive in the recently refurbished kitchen diner.

The current owners have had this room re fitted to an excellent specification and it offers space as both a kitchen, dining room and living room and is centred by a fantastic log burner.

Across the hallway is a further well-proportioned reception room that could be used as a formal dining room or alternative living room, again this room is centred by a working fire place.

Towards the rear of the property is the study\ library which benefits from views looking out over the private courtyard garden to the side of the property.

The recently fitted utility room has been finished fantastically and benefits from a downstairs W/C to its rear.

To the rear of the property is a magnificent reception room that was incorporated as part of the magnificent extension.

The room benefits from a fantastic log burner beneath an exposed brick fireplace and is flooded with light through its velux windows and bi-fold doors that lead you out onto the extensive garden beyond.

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Total area: approx. 192.9 sq. metres (2076.0 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
Plan produced using PlanUp.



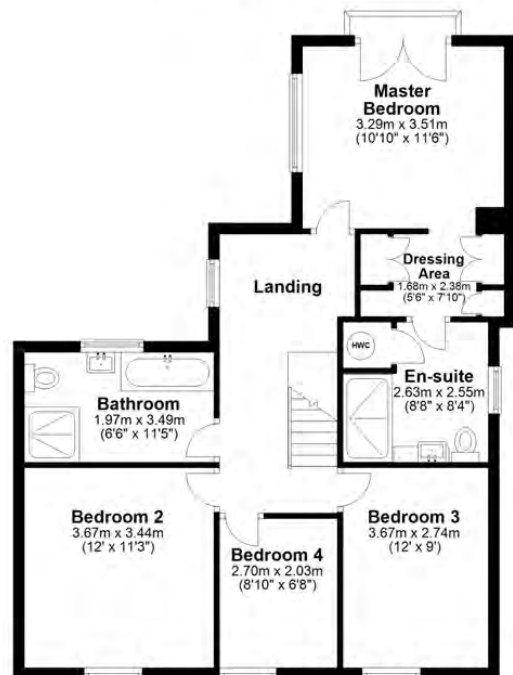
FIRST FLOOR

Leading to the first floor via a wonderful staircase you are welcomed with a bright and open landing space. To the rear of the house and overlooking the wonderful garden from its Juliette balcony is the master suite which was also added as part of the extension.

As well as a well-proportioned double bedroom, this suite also boasts a dressing room with fitted wardrobes and a jaw dropping en-suite bathroom.

There are three further bedrooms, two of which are spacious doubles which are all serviced by a new family bathroom that is not only a bath but also a free-standing shower.

First Floor
Approx. 71.2 sq. metres (766.1 sq. feet)



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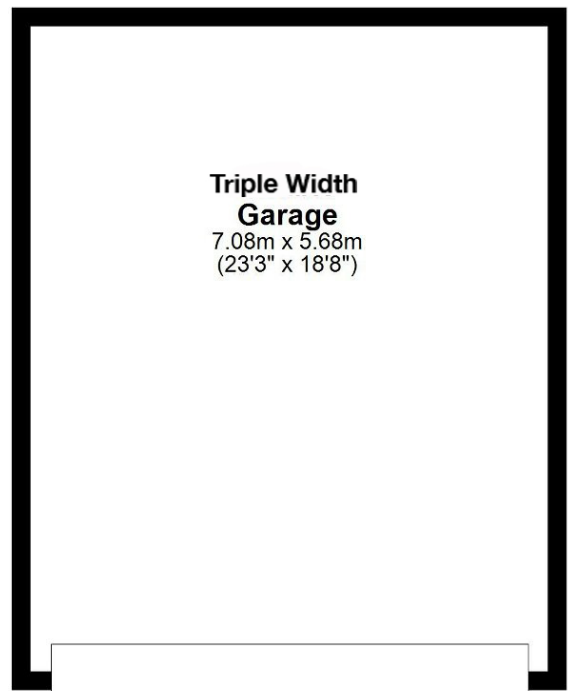


EXTERNALLY

Externally the house boasts a spacious rear garden that wraps around the side of the house, the garden is mainly laid to lawn with a sunken patio area and rose garden.

There is a triple garage that could easily be converted into secondary accommodation (STPP) if the new owners wished. The garage also features a full-length inspection pit.

Saltby is a well-regarded village offering unspoilt surroundings, a local pub and a range of schools. It is situated between the market towns of Melton Mowbray and Grantham. The village has good access to the A1 North/South and Grantham train station with its main trains to London Kings Cross in around an hour.



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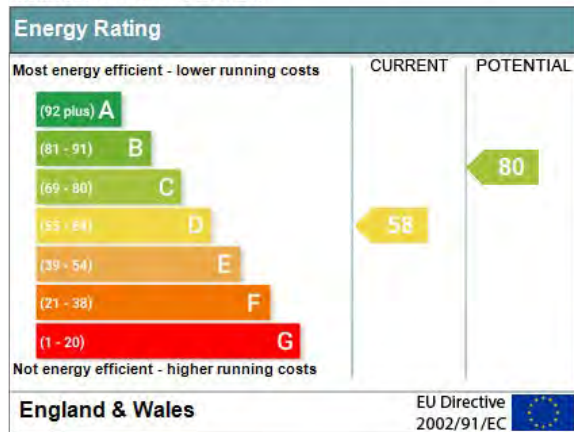
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EPC RATING

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