

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



- Extended Detached Cottage
- Recently Renovated
- Immaculately Presented
- Detached Garage & Parking

- Four Bedrooms, Three Bathrooms
- Two Reception Rooms
- Popular Village Location
- NO CHAIN

Rose Cottage, Eaton, NG32 1SQ

An attractive detached character cottage, situated in an elevated position in the popular village of Eaton within the Vale of Belvoir. The property is attractively offered to the market with NO CHAIN.

Having been extended and renovated throughout to a high standard, the property now offers spacious accommodation comprising an entrance porch, modern open-plan dining kitchen with adjacent utility boot room and shower room, dining room and spacious living room with a feature fireplace housing wood burner. The first floor offers four well-proportioned bedrooms, the master of which benefits from a newly fitted ensuite shower room and the three further bedrooms are serviced by a main family bathroom with feature stand-alone bath tub.

Externally, the property offers a driveway providing off-street parking and a detached double garage. The landscaped garden offers a South-facing patio terrace, with an enclosed dog-friendly lawned garden to the rear.

Eaton is a picturesque Vale of Belvoir village, situated approximately 7 miles from the market town of Melton Mowbray and 9 miles from Grantham which is ideal for commuters with mainline trains to London Kings Cross in just over an hour. It is a small village, but amenities are close-by in the neighbouring village of Stathern offering a public house, coffee shop and village store. Also close by is the Belvoir Castle engine yard retail park and easy access to both the A1 and M1.





For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

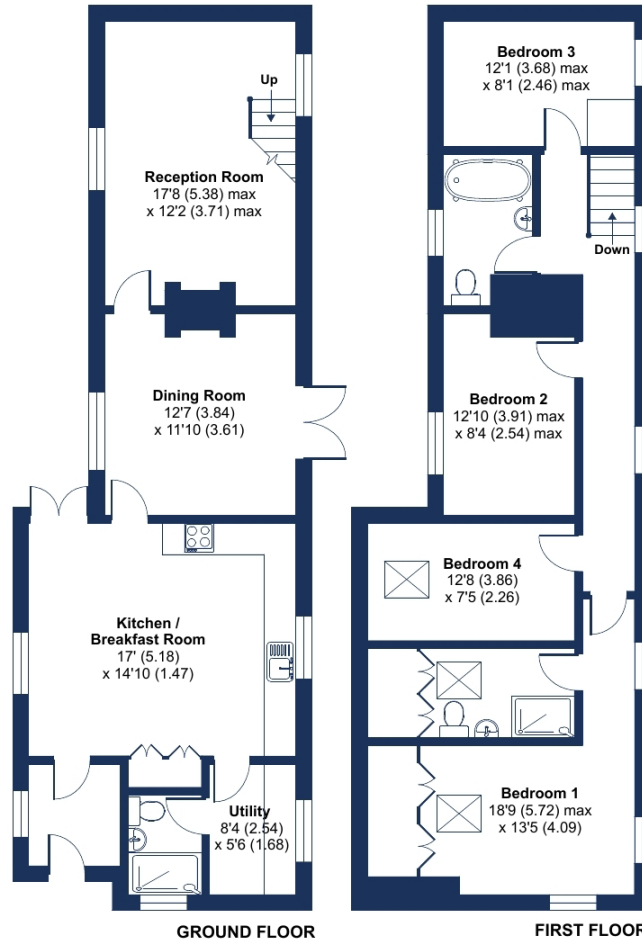
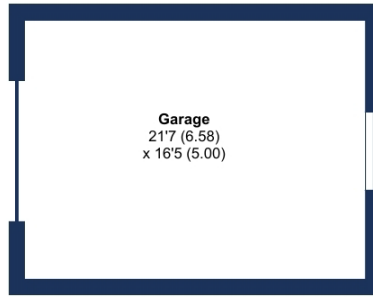
Chapel Street, Eaton, Grantham, NG32

Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 357 sq ft / 33.1 sq m

Total = 1898 sq ft / 176.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Moores Estate Agents. REF: 1188242



moores
ESTATE AGENTS.COM

Moores Property Hub 01572 757979 | Uppingham 01572 821935 | Stamford 01780 484555 | Melton 01664 491610
Peterborough Meet & Greet 01733 788888 | Grantham Meet & Greet 01476 855618 | A1 Meet & Greet Stoke Rochford
office@mooresestateagents.com | www.mooresestateagents.com

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.

Follow us on... Facebook Twitter Instagram

For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@mooresestateagents.com

www.mooresestateagents.com | office@mooresestateagents.com

