



HIGH STREET, WALTHAM ON THE WOLDS

Asking Price Of £279,000

Two Bedrooms

Freehold



MID-TERRACED COTTAGE

DOWNSTAIRS WC

OIL FIRED CENTRAL HEATING

VILLAGE LOCATION

TWO DOUBLE BEDROOMS

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





This delightful character two bedroom cottage is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.

The accommodation on offer comprises; entrance porch, cloakroom, spacious inner hall, breakfast kitchen, lounge diner and conservatory to the ground floor. Two double bedrooms and a four piece family bathroom to the first floor. Outside the property benefits from a good sized south facing rear garden which backs onto the local allotments.

This delightful character two bedroom cottage is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice. The accommodation on offer comprises; entrance porch, cloakroom, spacious inner hall, breakfast kitchen, lounge diner and conservatory to the ground floor. Two double bedrooms and a four piece family bathroom to the first floor. Outside the property has a good sized south facing rear garden which backs onto the local allotments.

ENTRANCE PORCH Stained glass external door into the entrance porch with access to the cloakroom and inner hallway.

WC Comprising of a close coupled WC and a vanity unit wash hand basin, tiled splash backs and cushioned vinyl flooring.

INNER HALL 13' 6" x 7' 7" (4.12m x 2.32m) Spacious hallway which could easily double up as being a home office space. Having stairs rising to the first floor landing, radiator, beamed ceiling, vinyl wood effect flooring and doors off to both the kitchen and lounge diner.

KITCHEN/BREAKFAST ROOM 10' 10" x 12' 10" (3.32m x 3.93 m max) Fitted with a good range of Shaker style wall, base and drawer units, work surfaces inset with a new ceramic one and a half bowl sink and drainer with mixer tap over, tile splash backs, space and plumbing for a washing machine, space for an electric cooker and integrated fridge freezer. Double glazed window overlooking the high street, in-built cupboard housing the oil fired boiler, ample room for a breakfast table, beamed ceiling and laminate wood flooring.

LOUNGE/DINER 18' 2" x 12' 0" (5.54m x 3.66m) This nicely proportioned room has ample room for a dining area, patio doors to the conservatory and a double glazed

window overlooking the rear garden, radiator, feature fireplace with multi-fuel burner, character from the original external stone wall with recess areas, beams and carpet flooring.

CONSERVATORY 10' 5" x 9' 1" (3.2m x 2.78m) Dwarf wall base and double glazed construction with electric heater, power sockets and laminate flooring.

LANDING Taking the stairs from the hallway to the first floor galleried landing with doors off to;

MASTER BEDROOM 16' 4" x 12' 0" (4.98m x 3.66m) Having two double glazed windows to the rear aspect with views across the garden and allotments beyond, radiator, fitted wardrobes, original stone walling with recess, beamed ceiling and hard wood flooring. There is a potential to convert the bedroom into two separate bedrooms with a dividing stud wall.

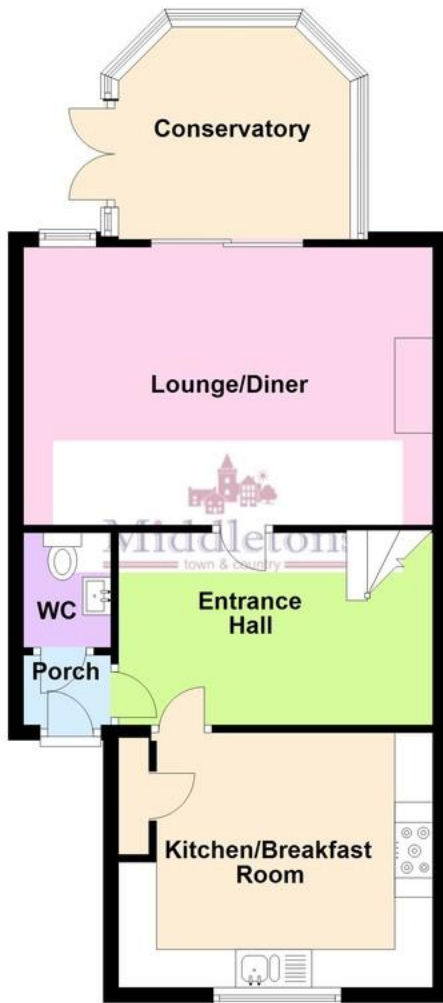
BATHROOM 7' 10" x 7' 7" (2.4m x 2.32m) Having a four piece suite comprising of a panel bath with shower attachment, corner shower cubicle, vanity unit wash hand basin, heated towel rail and a low flush WC. Obscure glazed window, tiled walls and Kardean flooring.



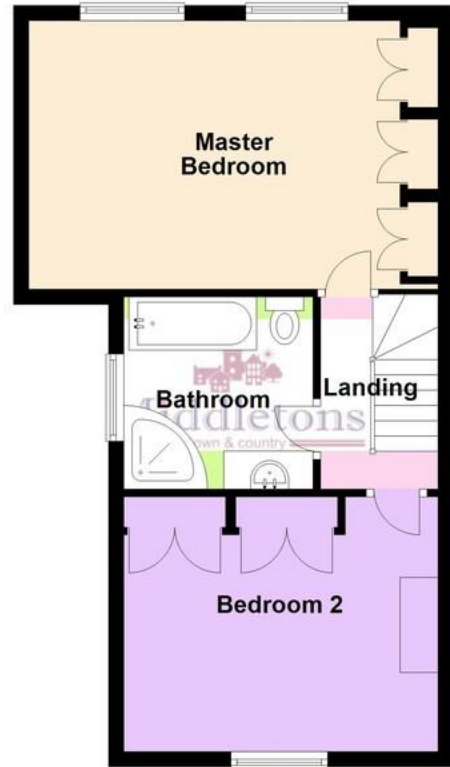




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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