



Craggs Cottage, Hough Road, Frieston, Grantham NG32 3BY

welcome to

Craggs Cottage, Hough Road, Frieston, Grantham

GUIDE PRICE of £325,000 - £350,000 - Semi-detached Grade II cottage with some character features. Spacious accommodation which has been recently renovated including new kitchen and bathroom, two bedrooms, lounge with log burner, plenty of off-road parking and lovely garden to the rear.



Entrance Hall

Entering the property to the rear aspect with exposed brick and tiled floor and under stairs storage cupboard. Doors to the downstairs cloakroom, kitchen, lounge and dining area.

Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC, tiled floor and radiator.

Lounge

15' 8" x 13' (4.78m x 3.96m)

With a window to the front aspect and seating, feature fireplace with alcoves and log burner, beams, carpet, radiator and open through to the dining room or second reception room.

Dining Room/Second Reception

12' 4" x 11' 5" (3.76m x 3.48m)

With a window to the front aspect, open fireplace, beam to the ceiling, carpet and radiator.

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)

With two windows to the rear aspect, renovated to a high standing having a range of grey gloss handleless units to both the floor and eye level with wood worktops over, stainless sink, drainer, and mixer tap. Integrated oven, hob with extractor hood above, space for appliances and plumbing for a washing machine, boiler, radiator, wood effect laminate flooring. High sloped ceiling.

First Floor Landing

With a window to the rear aspect, carpet and doors to the bedrooms and bathroom.

Bedroom One

13' 5" x 13' 6" (4.09m x 4.11m)

Benefitting from lots of natural light due to the dual aspect windows to the front and side aspects, built-in wardrobe, carpet, radiator and sloping ceiling (restricted head height).

Bedroom Two

14' 7" x 8' 5" (4.45m x 2.57m)

With a window to the front aspect, carpet, radiator and sloping ceiling (restricted head height).

Family Bathroom

12' 6" x 8' (3.81m x 2.44m)

A lovely big bathroom with a window to the rear aspect, bath, shower cubicle with rainfall shower, vanity sink unit, low level WC, partial tiling to the walls, tiling to the floor, radiator and sloping ceiling (restricted head height).

General Description Outside

Approaching the property to the front with old stone walling, hedging and lawns. Gravel driveway to the side giving plenty of off-road parking. Gated side access through to the rear.

The lovely rear garden is mainly laid to lawn with gravelled areas, a shed, hedging and fencing.



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welcome to

Craggs Cottage Hough Road, Frieston Grantham

- Grade II Listed Cottage
- Recently Renovated
- Spacious Accommodation
- Beams and Log Burner
- Off-Road Parking and Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: C



Ground Floor



First Floor

£325,000 - £350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112968 - 0005

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