

# Arnolds | Keys



## Inglenook, 2 Post Office Lane, Saxthorpe, NR11 7BL

**Price Guide £425,000**

- No Onwards Chain
- South Facing Enclosed Rear Garden
- Spacious Accommodation
- Family Bathroom and Two Separate W/C's
- Four Bedrooms
- Driveway with Garage
- Three Reception Rooms
- Characterful Cottage
- Popular Village Location
- Stunning Inglenook Fireplace



# 2 Post Office Lane, Saxthorpe NR11 7BL

**\*\*NO ONWARDS CHAIN\*\*** A beautifully presented and characterful property backing on the watermill in the popular village of Saxthorpe.



Council Tax Band: Exempt



## **DESCRIPTION**

This beautiful four bedroom cottage offers versatility and has been sympathetically decorated to present wonderfully light yet cosy accommodation. With original parts of the home dating back to the 17th Century, there are plenty of characterful features, including a stunning inglenook fireplace which has inspired the name of this quaint cottage and is centered in the heart of the home.

The property offers spacious accommodation and comprises of entrance hall, snug room, living room with wood burning stove, dining room, kitchen and W/C on the ground floor. To the first floor there is a family bathroom and four bedrooms, with the principle featuring a bath in the room and a separate W/C ensuite.

## **FIRST FLOOR**

### **ENTRANCE HALL**

Timber framed door to front entrance. Tiled flooring. Double glazed window to side aspect. Radiator.

### **SNUG ROOM**

Step up to snug room. Double glazed window to front. Radiator. Storage cupboard. Carpet flooring.

### **LIVING ROOM**

Small step down from entrance hall into living room. Wood effect laminate flooring. Dual aspect window with double glazed window to side and rear. Double glazed French doors to rear patio area. Inglenook fireplace with large multi fuel burner and brick built surround, tiled hearth and wrought iron hearth gate in front. An alcove to the side of the fireplace has tiled flooring and fitted shelving units. Two radiators.

### **DINING ROOM**

A dual aspect room with one double glazed window to rear and two

windows to the side aspect, over looking patio area. Two radiators. Storage cupboard. Part tiled and part carpeted flooring.

### **KITCHEN/BREAKFAST ROOM**

Another dual aspect room with double glazed window to side, double glazed window to rear and UPVC double glazed door to conservatory. Kitchen is fitted with a range of base and wall units, integrated electric oven with separate top grill, space for dishwasher and fridge freezer. Worktop housing induction hob with extractor fan over. Radiator. Tiled flooring

### **CONSERVATORY**

Double glazed windows with UPVC double glazed door to rear.

### **GROUND FLOOR HALLWAY**

Tiled flooring. Radiator. Storage cupboard with shelving units and coat hooks.

### **W/C**

Double glazed window to side aspect. Low level W/C and sink with vanity unit. Patterned tile effect vinyl flooring.

## **FIRST FLOOR**

### **LANDING**

Carpet flooring. Double glazed window to side.

### **PRINCIPLE BEDROOM**

Triple aspect room with double glazed windows to side and rear aspect. Two radiators. Built in single wardrobe. Slipper bath in corner of room with vinyl flooring underneath. Eaves storage. Door to;

### **W/C ENSUITE**

Low level W/C, hand wash basin, tile effect patterned vinyl flooring.

### **BEDROOM THREE**

Double glazed window to rear. Radiator. Fitted shelf.

### **BEDROOM TWO**

Double glazed window to front. Two fitted cupboards, one in eaves storage. Radiator.

### **BEDROOM FOUR**

Double glazed window to rear. Radiator.

### **SHOWER ROOM**

Three-piece suite comprising of walk-in double shower with glass panelling and a 'Triton' electric power shower. Double glazed window with obscured glass to rear. Patterned tile effect vinyl flooring. Heated towel rail. Extractor fan.

### **OUTSIDE**

As you approach the property there is a driveway to the left hand side for off road parking and access directly into the garage. The rear garden is South facing and mainly laid to lawn with an array of mature shrubs, hedging and flowers. There is private patio seating area with French doors leading from the living room. The garage can be accessed via a rear door from the garden and has an 'up and over' door with power and an electric supply.

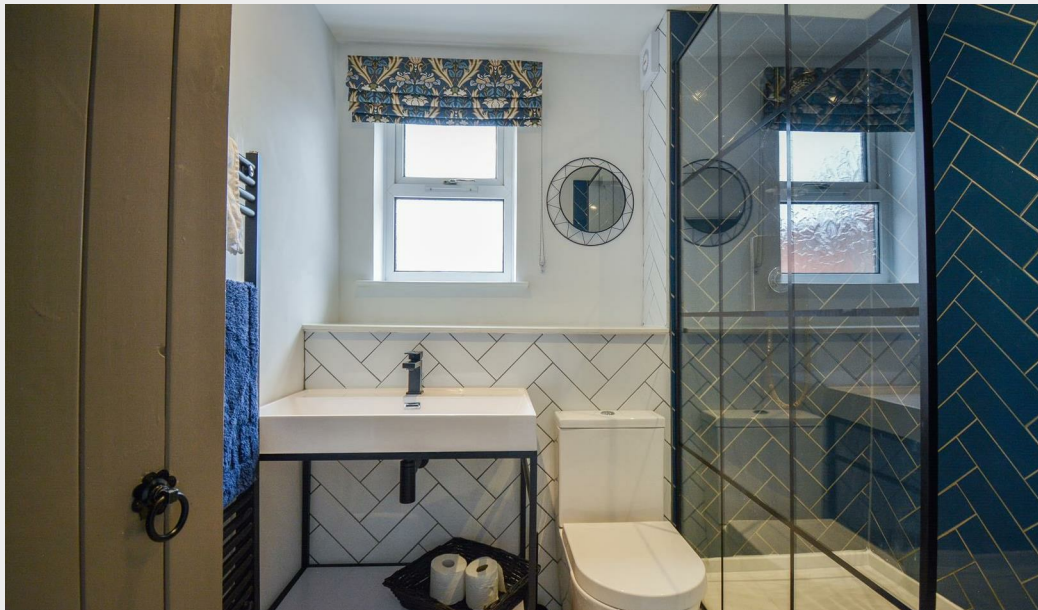
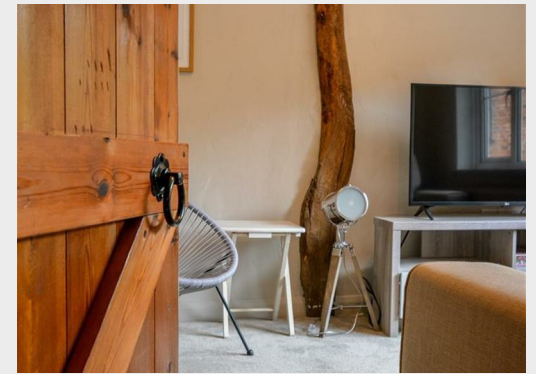
### **AGENTS NOTES**

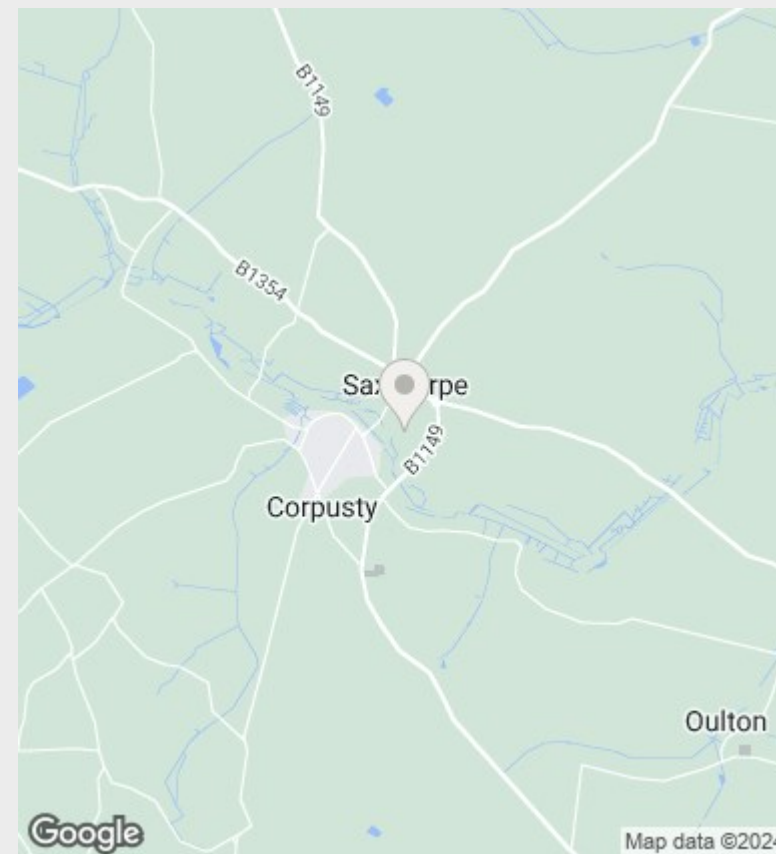
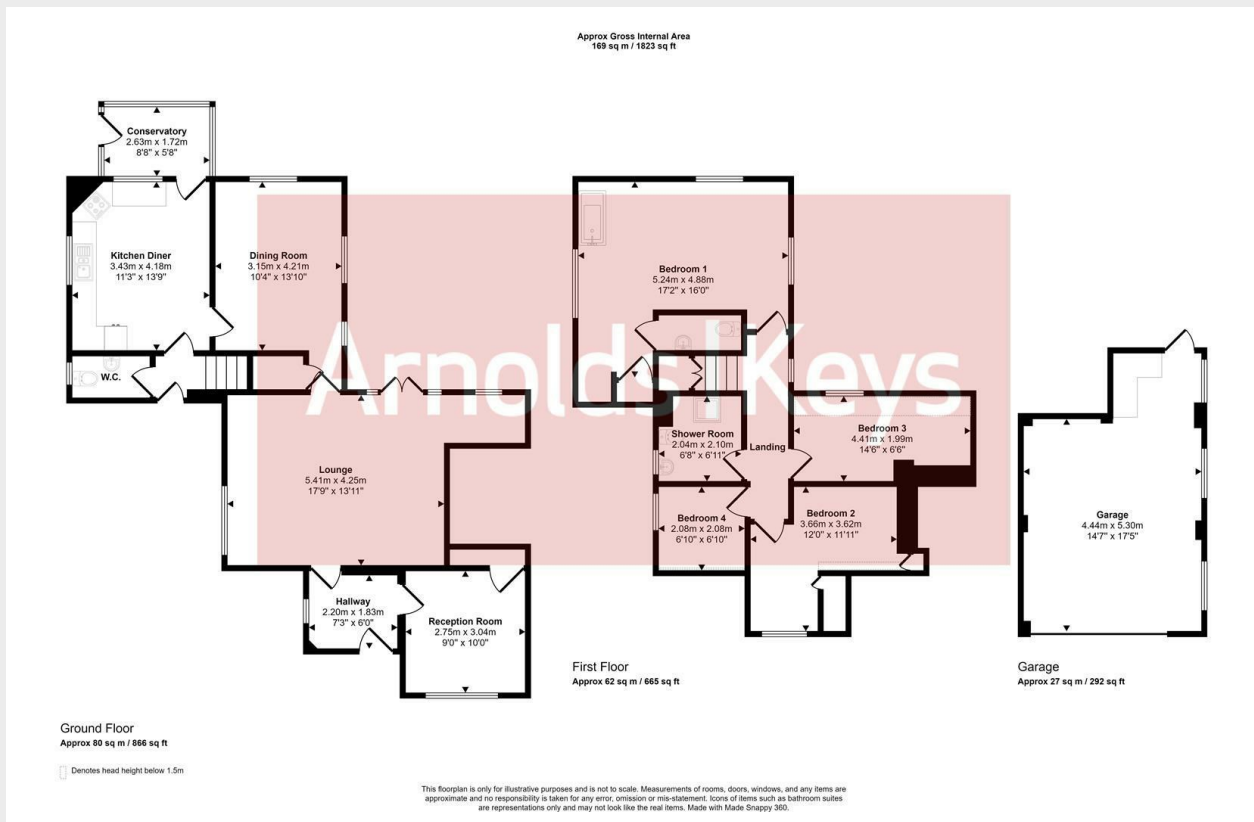
This property is currently used as a Holiday Let and therefore is not registered in a Tax Band.

Oil Fired Central Heating and septic tank drainage.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</b>		<b>49</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.