



Main Street, Minskip Guide Price £290,000

**** OUTSTANDING VILLAGE LOCATION ****

A charming period cottage located in the heart of Minskip featuring 2 bedroom living accommodation with feature living room, off road parking and delightful rear garden.



Accommodation

A charming period cottage set within the heart of this most sought after village which is certain to be of interest to professional couples, small families and retirees.

Internally, the property is entered at the front into an open plan living and dining room which has a feature wood burning cast iron stove, set within the corner of the room with an exposed stone surround. The living room features twin radiators, ceiling down lighters and television aerial point.



Positioned at the rear of the house is the kitchen, which has a range of built-in base units with Butcher's block worktops and inset stainless steel sink unit. There is a matching range of high level storage and display cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in CDA electric oven with 4 point gas hob unit and extractor fan. The kitchen provides plumbing for a washing machine and dishwasher. The kitchen also features tiled flooring, ceiling down lighters with a staircase leading to the first floor.

There is a rear lobby with a back door that leads out onto the courtyard and garden beyond. The lobby also includes a double radiator.



The property has a downstairs bathroom which has a three-piece suite comprising of a low flush w/c, pedestal wash hand basin and inset bath. There is a separate walk-in corner shower cubicle with Mira shower attachment and full height tiled splashbacks. The bathroom also includes an extractor fan and a radiator.

The ground floor accommodation is completed by separate utility room with radiator, down lighter and ample space for a fridge and freezer unit.

To the first floor are 2 generous bedrooms accessed from the first floor landing, which also includes a loft hatch. Both bedrooms benefit from radiators and uPVC framed double glazed casement windows to the front elevation.

To The Outside

The property is set back from the Main Street of Minskip having a forecourt front garden with flagged pathway and a raised herbaceous front border.

A shared driveway gives vehicular access through a gated entrance onto a rear hardstanding which provides parking for a number of vehicles.

The courtyard steps up onto a flagged patio with pergola which provides ample space for garden furniture.

The patio steps out onto a rectangular rear garden beyond which is laid to lawn with central stepping stones along with side borders. The rear garden is fully enclosed to all sides by fenced and walled boundaries, with a timber built garden shed which is included within the sale.

In addition, there is a brick and tiled garden room which provides very useful additional outside storage.

Energy Efficiency

The property's current energy rating is D (60) and has the potential to be improved to an EPC rating of B (86).





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 733 SQ FT / 68.14 SQ M - (Excluding First Floor Storage & Garden Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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