



22 Wartnaby Road, Ab Kettleby, LE14 3JJ

£167,500

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 22 Wartnaby Road Ab Kettleby LE14 3JJ

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A fantastic opportunity to acquire this charming two bedroom mid terraced stone and brick built cottage situated in the highly regarded village of Ab Kettleby.

The property is entered via a shared porchway and retains many character features throughout such as beamed ceiling and an open fire whilst also benefitting from gas fired central heating via a modern combi boiler and uPVC double glazing.

The cottage requires some modernisation internally which gives an ideal opportunity for the future owner to renovate sympathetically.

In brief the property comprises of shared entrance porch, sitting room, kitchen/diner, two bedrooms, family bathroom, rear garden and further larger garden situated away from the property that would lend itself to landscaping.

Ab Kettleby is a quiet village which benefits from a local pub, primary school and has good links to both Melton Mowbray, Nottingham, Loughborough and Leicester.





Lounge



Bedroom 1

## SUMMARY

**PORCH :** Entered via a uPVC door to porch which gives shared access with number 20 next door. The porch has original quarry tiled flooring and hardwood door to property.

**SITTING ROOM :** A spacious room with open fire, beamed ceiling, window to front, radiator, cabinets, stairs to landing, recessed shelves and under stair store cupboard.

**KITCHEN/DINER :** A fully fitted kitchen with base level units, laminate work tops, space for oven, space for washing machine and fridge, stainless steel sink, Worcester Bosch gas fired boiler, radiator, tiled splashbacks, tiled flooring and uPVC door to garden.

**LANDING :** A small galleried landing with doors to bedrooms.

**BEDROOM ONE :** A spacious bedroom with views over countryside, window to front, radiator, loft hatch and door to landing area.

**BEDROOM TWO :** A single bedroom with radiator and window to rear and door to the jack and jill bathroom.

**BATHROOM :** With dual access from both bedrooms comprising of low flush WC, radiator, ceramic sink pedestal, panelled enamel bath with electric shower, tiled splashbacks and window to rear.

**OUTSIDE :** On street parking to the front. Small garden to the rear directly behind the property. There is also a large garden area situated at the end of the garden pathway located at the end of the plot which would lend itself to further landscaping.

## PROPERTY INFORMATION

Council Tax : Melton Council . Band C.

Tenure : Freehold. Vacant possession on completion.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

Internet : ADSL and Fibre available.

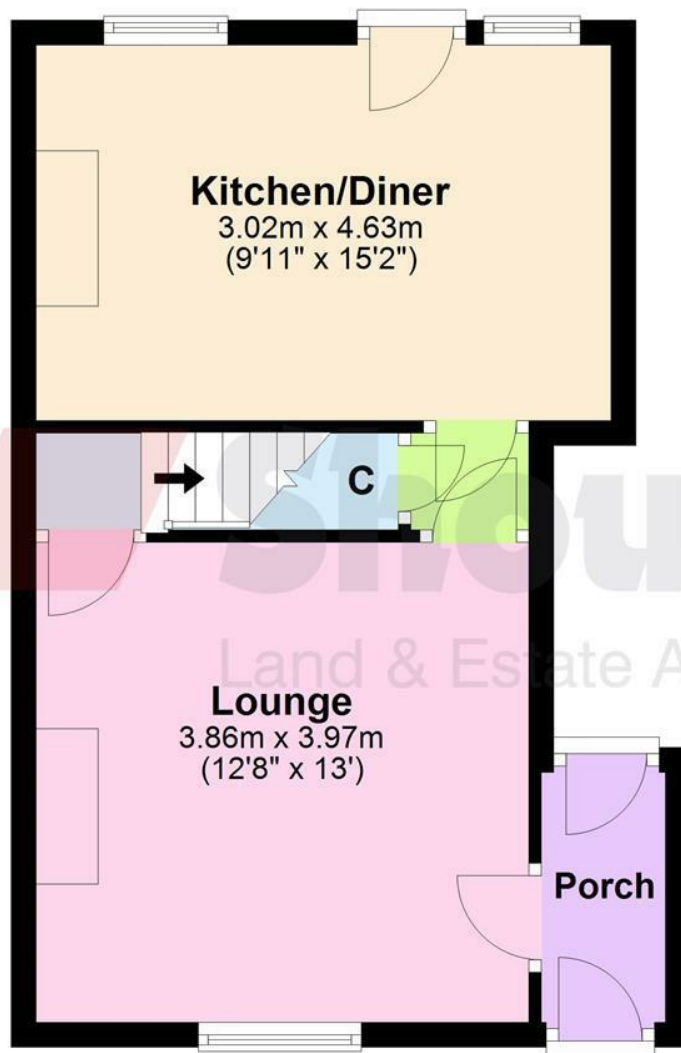
Viewings : Strictly by appointment with Shouler & Son.

## DISCLAIMER

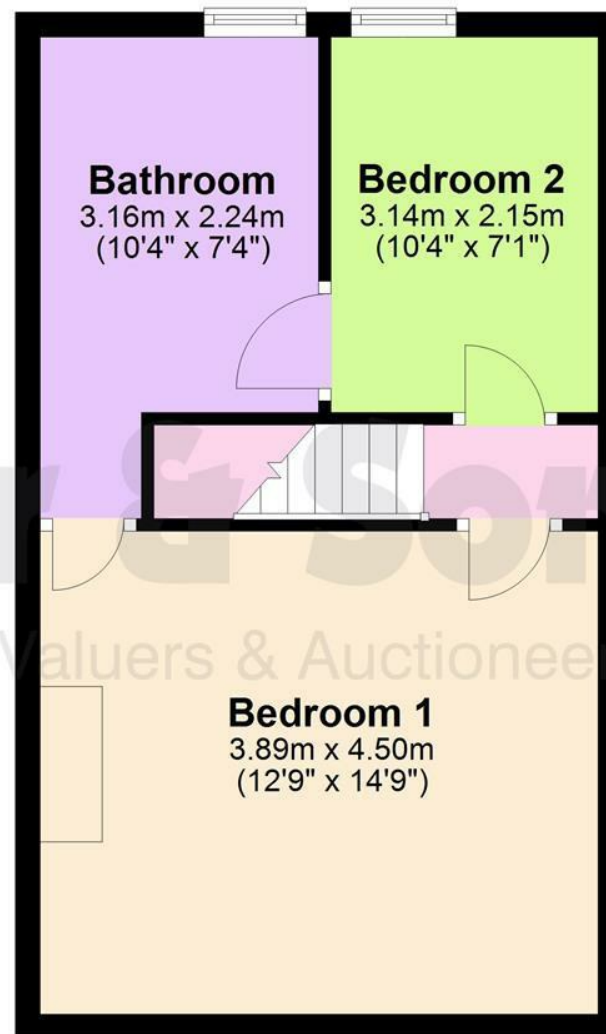
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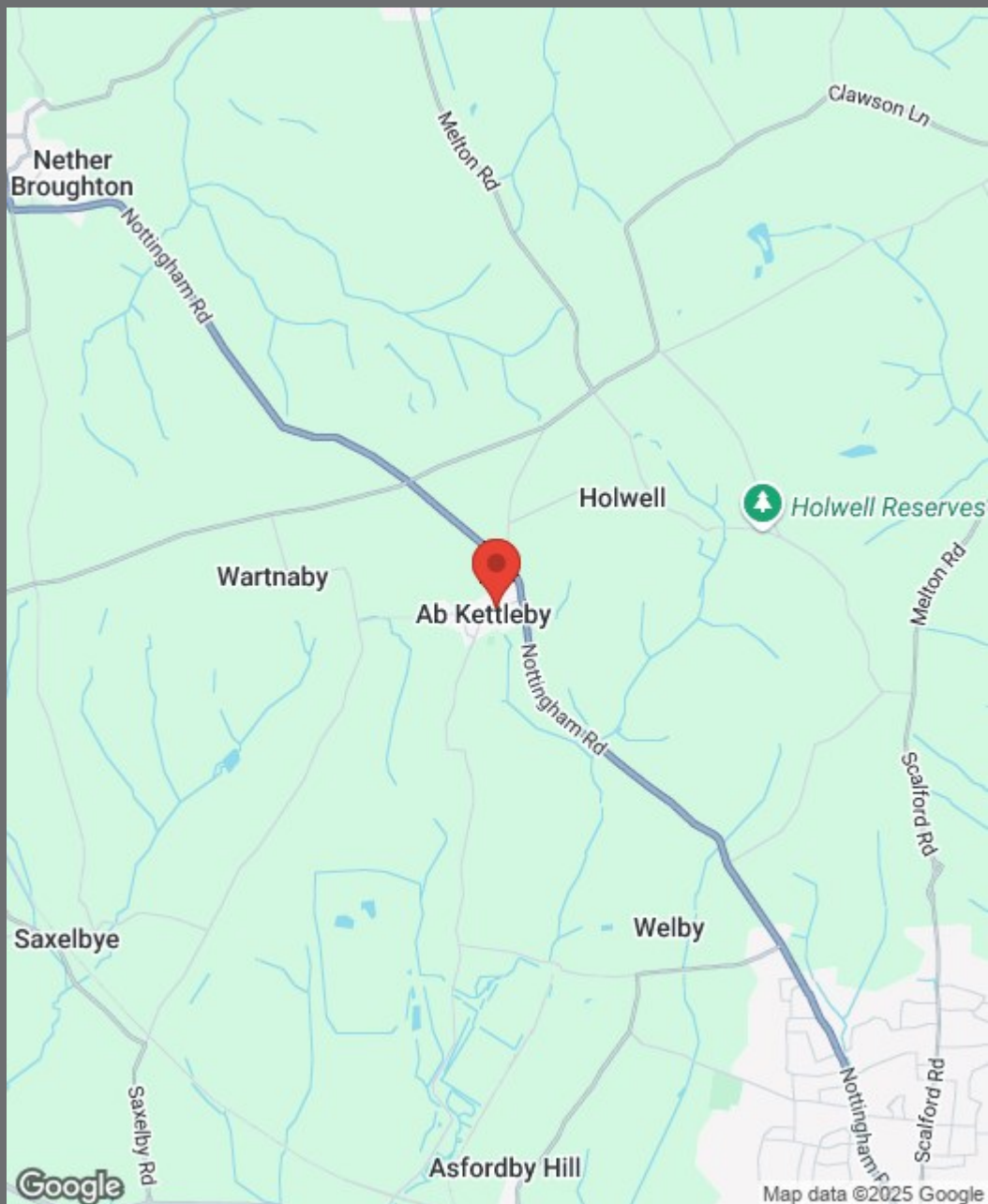
## Ground Floor



## First Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- CHARACTER FEATURES
- KITCHEN DINING ROOM
- MID TERRACE PROPERTY
- POPULAR VILLAGE
- GAS FIRED HEATING & uPVC DOUBLE GLAZING
- INTERNAL RENOVATION REQUIRED
- SMALL GARDEN TO REAR
- TWO BEDROOMS
- NO ONWARD CHAIN
- LARGER GARDEN SITUATED BEHIND ADJOINING GARDENS



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