



**1 Hill Top Farm Cottages Croxton Kerrial,
Grantham, NG32 1QJ**
£325,000

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

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Hill Top Farm Cottage is a well presented and spacious three bedroom semi-detached property located in a rural setting offering outstanding views of surrounding countryside located between the villages of Croxton Kerrial and Harlaxton.

The property was built in the 1940's and benefits from uPVC double glazing, electric heating throughout, a modern kitchen, quarry tile and original wooden floors to the sitting rooms, a wood burning stove and views of surrounding grass land.

The property comprises of entrance hall, sitting room, dining room, kitchen, WC, utility room, rear porch, coal store and upstairs there are three good sized bedrooms and a family bathroom. Outside there is off street parking to the front via a gravelled driveway and to the rear a large garden overlooking fields with mature fruit trees, mainly laid to lawn with patio area and vegetable gardens.

The property also benefits from being within the catchment area for Grantham schools. This offers the opportunity to access a good choice of schools in the Grantham area.





Kitchen



Utility

DESCRIPTION

REAR PORCH : Entered via uPVC door to porch/hall with electric radiator, vinyl flooring and door to utility room.

WC : With high flush WC.

COAL SHED : With light and power.

UTILITY ROOM : With eye and base level units, stainless steel sink, heated towel rail and vinyl flooring.

KITCHEN/DINING ROOM : A contemporary kitchen comprising a range of eye and base level units, laminate worktops, stainless steel sink, space for fridge freezer, electric oven and hob, stainless steel splashback, electric heater, vinyl flooring.

DINING ROOM : With storage heater, multifuel stove and quarry tiled flooring.

PORCH : uPVC door with stairs to first floor landing and quarry tiles.

SITTING ROOM : With electric heater, stripped pine floor and 1940's original tiled surround to open fire.

LANDING : With loft hatch.

BEDROOM ONE : A double bedroom with a electric heater and storage cupboard.

BEDROOM TWO : A double bedroom with electric heater.

BEDROOM Three : A double bedroom with electric heater.

BATHROOM : A modern three piece suite with bath with electric shower, sink, low flush WC, tiled splashbacks, chrome towel rail and tile effect vinyl flooring.

OUTSIDE : Off street parking to the front via gravelled driveway and courtyard area, to the rear there is a large garden with vegetable garden, mainly laid to lawn with mature apple trees.

IMPORTANT PROPERTY INFORMATION

Council Tax : South Kesteven Council : Band B.

Chain : No onward chain.

Tenure : Freehold. Vacant possession upon completion.

Services : Mains electricity and water, private drainage. The modern sewage treatment plant is located within the curtilage of 1 Hill Top Cottage with is shared with neighbouring property (2 Hill Top Farm Cottage).

EPC : C rating.

Internet : Satellite and ADSL available.

AGENCY NOTE

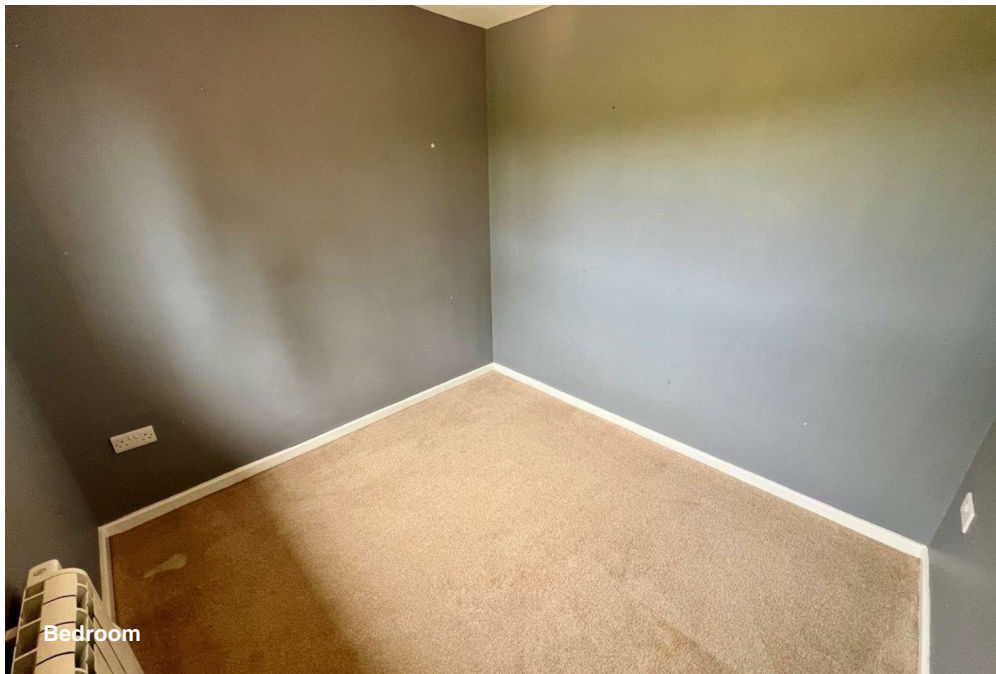
There may be an opportunity to purchase additional grazing/grass land (approx. 2.3 acres) located to the rear of the dwelling by way of separate negotiation with the vendor.



Bedroom



Bedroom

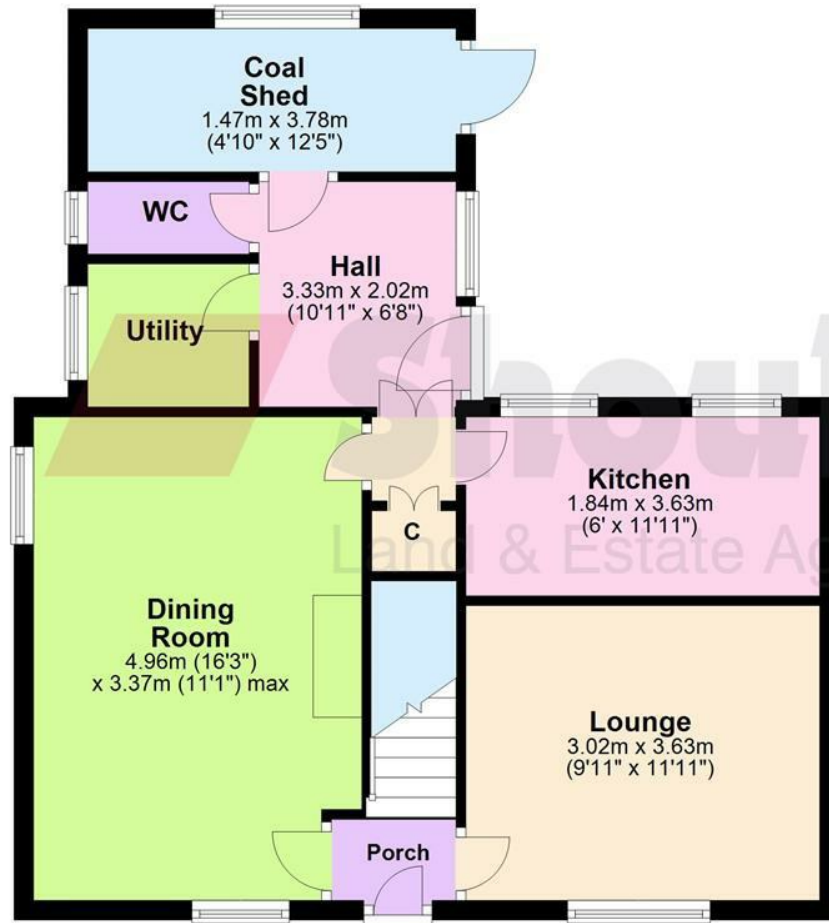


Bedroom



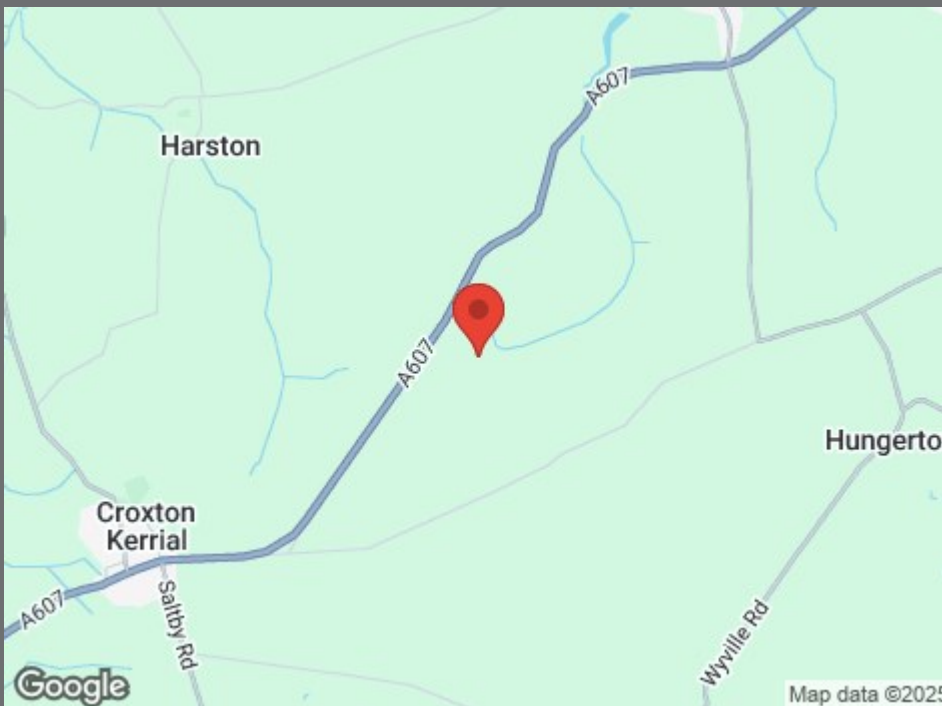
Bathroom

Ground Floor



First Floor





- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- SEMI DETACHED RESIDENCE
- QUARRY TILED FLOOR & STRIPPED WOOD FLOOR TO SITTING ROOM
- THREE BEDROOMS
- UPVC DOUBLE GLAZING & ELECTRIC HEATING
- FURTHER LAND AVAILALBE TO REAR
- NO ONWARD CHAIN
- OFF STREET PARKING
- WOOD BURNING STOVE & OPEN FIRE



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