The Old Forge, 21 Church Lane, Stathern, Leicestershire, LE14 4HB

£275,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A delightful semi-detached period three bedroom cottage situated in the delightful and well served village of Stathern. The property has a pleasant location with the convenience of an integral single garage and a lovely enclosed garden to the rear.

The cottage requires modernisation and the living accommodation includes entrance porch, WC, dining kitchen, open plan lounge and dining room which is part divided by a stone fireplace housing a wood burning stove and has rear facing French doors giving access to the enclosed garden. A doorway leads to the staircase which rises to the first floor, a landing, three comfortable bedrooms and a bathroom.

Ideal for a couple or a family seeking a property with character situated in a village location with good amenities. While the cottage requires modernisation it offers living accommodation with charm and character and viewing is highly recommended.

Stathern is a thriving village community with local facilities including a highly regarded primary school which currently has an outstanding Ofsted report, Londis convenience store, The Plough which is a quintessential village pub serving food, village hall, Stathern garage and the adjoining coffee shop/cafe serving coffee, cakes and a range of hot and cold food. Attached to the cafe is a convenience store selling newspapers, sweets, household essentials and seasonal fruit and vegetables. Further facilities can be found nearby at Bottesford and the market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to London King's Cross with a journey time in the region of 75 minutes. The village is also convenience for connections to the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

The property comprises a semi-detached, two storey period cottage with later extensions constructed of brick elevations with slate and pantile roof coverings and flat roof to the extension. There are wood framed single glazed windows and the central heating system is gas fired. There is an integral single garage and storage shed.

The living accommodation can be described in further detail as follows:

GROUND FLOOR

ENTRANCE PORCH
8'2 x 5'11 (2.49m x 1.80m)
With front entrance door.

W.C.
With low suite WC and wash hand basin.

KITCHEN DINER
15'8 x 7'4 (4.78m x 2.24m)
(plus 7'2 x 2'10)

With arched reveal, beamed ceiling, space for a dining table, double panelled radiator. Walk in cupboard below stairs with exposed stone wall. Range of wooden kitchen units comprising base cupboards, wooden working surfaces over, stainless steel sink and drainer. Appliances include Neff electric hob, Tricity electric oven, Beko dishwasher, fridge and plumbing for an automatic washing machine. Wall mounted cupboards and shelving.

OPEN PLAN LOUNGE & DINING ROOM
25'9 x 11' (7.85m x 3.35m)
(overall measurement)

The room is part divided by a stone fireplace housing a wood burning stove facing the dining room side. Door and staircase leading to first floor. Rear facing window and French door giving access to the rear garden. Two radiators, feature fireplace with wooden surround in the lounge area.

FIRST FLOOR

LANDING
8'4 x 7'6 (2.54m x 2.29m)
Built in airing cupboard housing hot water cylinder and shelving, loft access and window to front elevation.

BEDROOM ONE
13'5 x 11'11 (4.09m x 3.63m)

With radiator, built in wardrobe over staircase, window to rear elevation overlooking the garden.

BEDROOM TWO
7'3 x 6'9 (2.21m x 2.06m)
(plus 5'3 x 4')

Two windows to the rear elevation, built in cupboard, radiator. This room has restricted head height.

BEDROOM THREE
16'5 x 10'7 (5.00m x 3.23m)

Window to front elevation and side elevation, radiator. This bedroom has restricted head height.

BATHROOM
8'1 x 4'7 (2.46m x 1.40m)

Suite comprising wash hand basin, low suite WC and panel bath with shower over and shower screen. Wall tiling in the shower area, towel radiator. Window to the front elevation.

OUTSIDE

INTEGRAL GARAGE
18'7 x 12'4 (5.66m x 3.76m)
Wooden electrically operated up and over door, personal door to the side, power and light.

INTEGRAL STORE SHED
11'1 x 3'5 (3.38m x 1.04m)
Baxi Solo gas fired central heating boiler.

The property is accessed by a shared driveway which also allows access to neighbouring properties. To the front of the property there is a forecourt area, path and steps leading to a wrought iron gate and brick paved terrace located to the front of the house which also gives access to the front door. Located at the side of the cottage is a raised paved pathway connecting to steps leading to a gateway allowing access to the rear garden. The rear garden is enclosed, laid to lawn and planted with trees and shrubs.

Additionally there is a brick paved and gravelled patio terrace and wooden garden shed to the rear part of the garden.

Please note that the area of land across the shared driveway and opposite to the frontage of the cottage is included and had previously been used as a parking bay and garden area.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

PLAN
A 1:1250 scale plan is included with these particulars for identification purposes only.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Melton Borough Council Tax Band D.

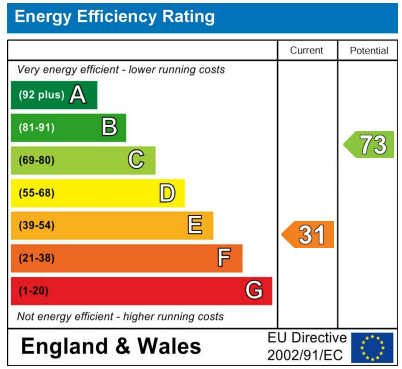
Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)

First Floor

Approx. 56.1 sq. metres (603.3 sq. feet)

Total area: approx. 104.0 sq. metres (1119.4 sq. feet)



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