



Sunnyside Cottage, Manthorpe



3 2 2

## Key Features

- Detached Character Cottage
- Substantial Corner Plot
- Double Garage and Ample Off Road Parking
- Stunning Inglenook Fireplace
- Exposed Beams Throughout
- One Bedroom Annex
- EPC Rating - TBC
- Council Tax Band -D
- Freehold

£545,000





This immaculately presented three-bedroom cottage was built in 1805 but has had alterations made. With ample downstairs space, an annex with en-suite, double garage & fantastic sized plot! Sunnyside Cottage is beautiful and one of a kind.

As you enter the cottage via the entrance porch which is also ideal for a boot room, it then leads into the large airy living room which benefits from windows looking onto the garden & with a beautiful inglenook fireplace. As you head through, the accommodating dining room is of a good size, benefitting from a fireplace & french doors leading onto the private rear garden. The kitchen is next which benefits from integrated appliances, also with a window onto the driveway. There is a door from the kitchen that takes you into the downstairs shower room/en-suite with a downstairs bedroom which is great for downstairs living or even as an air BnB opportunity as there is separate access from the driveway to the bedroom. Upstairs takes you to two good sized bedrooms, one with built-in wardrobes, a study & a three piece family bathroom with velux.

Outside the property, there is ample parking on the driveway but there is also a large double garage with eve space above for storage. There is a walkway between the garage & the cottage where the wood store is located. To the rear, there is a good sized, private garden which is mainly laid to lawn and patio which is a great suntrap.

Porch 11'0" x 6'0" (3.4m x 1.8m)

Living Room 17'0" x 11'0" (5.2m x 3.4m)

Dining Room 11'0" x 12'0" (3.4m x 3.7m)

Kitchen 20'0" x 5'0" (6.1m x 1.5m)

En-Suite/Shower Room 8'0" x 5'0" (2.4m x 1.5m)

Bedroom Three 14'0" x 8'0" (4.3m x 2.4m)

Landing 11'0" x 10'0" (3.4m x 3m)

Bedroom One 13'0" x 8'0" (4m x 2.4m)

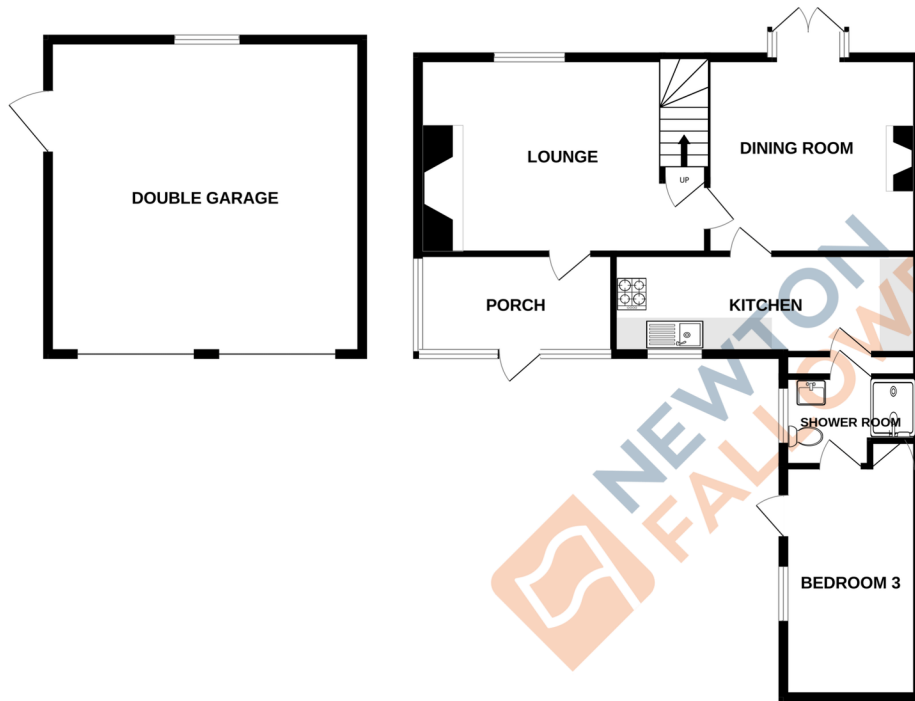
Bedroom Two 7'0" x 10'0" (2.1m x 3m)

Bathroom 6'0" x 5'0" (1.8m x 1.5m)

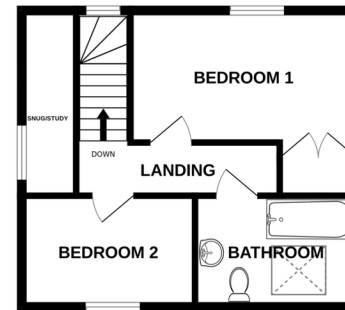
Upstairs Snug 12'0" x 3'0" (3.7m x 0.9m)

Double Garage 19'0" x 19'0" (5.8m x 5.8m)

GROUND FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



**COUNCIL TAX INFORMATION:**  
Local Authority: South Kesteven  
Council Tax Band: D

**AGENTS NOTE:**  
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**  
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**  
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 1431 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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