



Rempstone Road, Hoton



£360,000

- TWO BEDROOM COTTAGE
- CHARACTER FEATURES
- BEAMED CEILINGS
- DUAL FUEL STOVE
- GENEROUS PLOT
- FOUR PIECE BATHROOM
- FREEHOLD
- EPC rating D



'Sunwolf Cottage' is a substantial two double bedroom semi detached cottage occupying a generous plot and secluded position having excellent communication links via the A60 and therefore great for journeys to Leicester, Nottingham & Loughborough.

The property is full of charm with beamed ceilings, dual fuel stove, quarry tiled floor and comes with the benefit of full gas central heating.

There is potential to extend at the rear (subject to necessary planning).

Initially on entry is the porch with the tiled floor and beamed ceiling, a timber latch door to the left takes you through to the open plan dining area which has a triple aspect with front, side and rear elevation windows making for a light and airy space. The beamed ceiling contrasts with white painted walls, a dual fuel stove is a pretty sizeable version and you may not need the central heating!

The lounge has a front elevation window with decorative fireplace, continuation of the tiled floor and has a separate timber latched door back to the entrance porch.



The kitchen has a range of storage units, predominantly at eye level with two single base cupboards, plumbing for a washing machine, space for a fridge with an integrated electric hob and AEG oven beneath, tiled floor, beamed ceiling and split stable door provides access out to the rear garden.

Storage beneath the stairs with the stairs exposed in a paint washed finish leading to a particularly generous landing which has a storage cupboard and this provides access to all first floor rooms.

Bedroom one is the furthest along the landing with a built in wardrobe and front aspect window with a view over the feature garden. Bedroom two does not disappoint dimensionally and is an impressive second double bedroom.

The bathroom suite is a four piece and includes a shower cubicle with angle poised rainhead shower and handheld shower fittings respectively running from the Baxi combination boiler which is discreetly housed in the cupboard on the landing and replaced three years ago. There is then a bath, pedestal wash hand basin and WC and two rear elevation windows.

Outside at the front there is off road car parking accessed via a five bar timber gate and a paved area directly in front of the property, a path then bisects two areas of lawn, mature borders and beds to the right, a penned area where the current owners house dogs currently (see siteplan).

Outside at the rear, there's a further two kennels and then a stable with power and light and is open to interpretation with regards its use. This whole area could be kept or adapted for additional parking or as previously mentioned an extension depending on the end user (and suitable planning permissions).

To find the property, from Loughborough town centre proceed along the A60 passing the Brush and passing through Cotes. On entering Hoton pass through the village passing The Packe Arms on the left hand side then shortly before leaving the village turn right, the property is situated on the right hand side identified by the agent's 'For Sale' board.



PORCH 1.69m x 0.98m (5'6" x 3'2")

LOUNGE 3.71m x 2.93m (12'2" x 9'7")

DINING AREA 4.97m x 4.84m (16'4" x 15'11")

KITCHEN 3.75m x 1.7m (12'4" x 5'7")

FIRST FLOOR LANDING 6.26m x 1.73m (max narrowing to 0.64) (20'6" x 5'8")

BEDROOM ONE 3.84m (to wardrobe front) x 2.91m (12'7" x 9'6")

BEDROOM TWO 3.75m x 2.91m (12'4" x 9'6")

BATHROOM 4.16m x 1.71m (max, narrowing to 0.80) (13'7" x 5'7")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

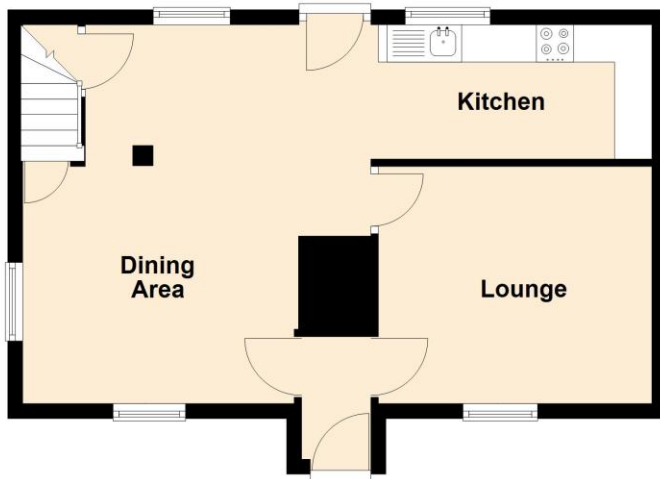
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

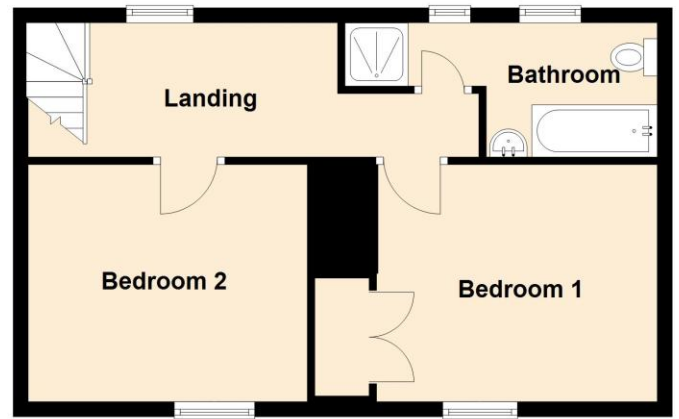
Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



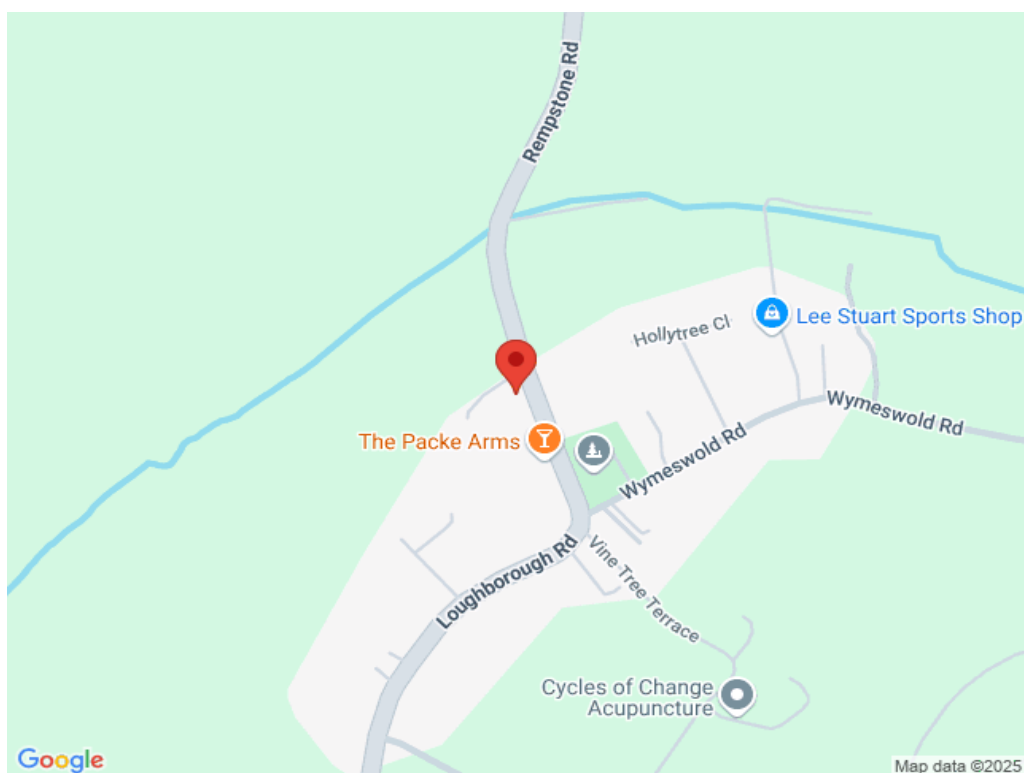
First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)





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