



Main Street,  
Willoughby-on-the-Wolds



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**£425,000**

- PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- FEATURE KITCHEN
- RAYBURN STOVE
- GOOD SIZED PLOT
- 1600 SQUARE FEET OF ACCOMMODATION
- FREEHOLD
- EPC rating F





Over 1,900 square feet in size, this previous farm house is not only well proportioned, but versatile with regards the use of its space. There are two sets of stairs, four double bedrooms and a feature kitchen with granite work surfaces and Rayburn.

The property is set back on its plot and has a generous fore garden along with a paved courtyard garden adjacent to the kitchen, boot room and utility.

Initially on entry, the particularly broad hallway has stairs to the first floor. To the left of the hallway is the lounge which has a wood burning stove on a raised brick hearth with matching back and surround with reclaimed back and timber mantelpiece. Whilst to the right is the sitting room which has its own fireplace as the focal point for the room.

The cottage kitchen has a comprehensive range of storage cupboard units at both base and eye level with central plate rack, elongated Belfast sink, the aforementioned Rayburn, beamed ceiling and the granite worksurfaces have matching splashbacks.





The boot room is open to interpretation with regards its use and has both front and rear elevation windows, under stairs cupboard, continuation of the flooring from the kitchen. The utility room has a flagstone floor, a second Belfast sink unit, split stable door out to the courtyard garden, WC and work surface and plumbing for a washing machine with additional space for a tumble dryer.

The second staircase leads from the boot room up to the first floor, where the master bedroom is at the far end above the sitting room. Bedroom two is at the other end of the property with three and four in between, all of which are doubles. To the left hand elevation there is a store room on two floors which could be amalgamated within the existing accommodation. The stylish shower room has easy entry shower enclosure with period style shower heads and the sink unit is copper and is oxidised to a lovely green hue.

The layout is particularly deceptive, the setting is delightful and Willoughby on the Wolds has proved to be a very popular village and has a Primary School as well as easy access to Leicester and Nottingham. A site visit is essential to appreciate the size and versatility of accommodation on offer.

HALL 2.44m x 1.07m (8'0" x 3'6")

LOUNGE 3.56m x 4.22m (11'8" x 13'10")

SITTING ROOM 4.17m x 3.57m (13'8" x 11'8")

KITCHEN DINER 4.18m x 3.78m (13'8" x 12'5")

BOOT ROOM 4.06m x 2.8m (13'4" x 9'2")

UTILITY ROOM 3.98m x 2.93m (13'1" x 9'7")

FIRST FLOOR LANDING 11.86m x 0.9m (38'11" x 3'0")

BEDROOM ONE 4.19m x 3.56m (13'8" x 11'8")

BEDROOM TWO 4.09m x 2.87m (13'5" x 9'5")

BEDROOM THREE 3.78m x 3.09m (12'5" x 10'1")

BEDROOM FOUR 3.22m x 3.13m (10'7" x 10'4")

BATHROOM 3.11m x 1.92m (10'2" x 6'4")







## SERVICES & TENURE

All mains services are available and connected to the property with the EXCEPTION of gas, the property has oil fired central heating.. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

## DISCLAIMER

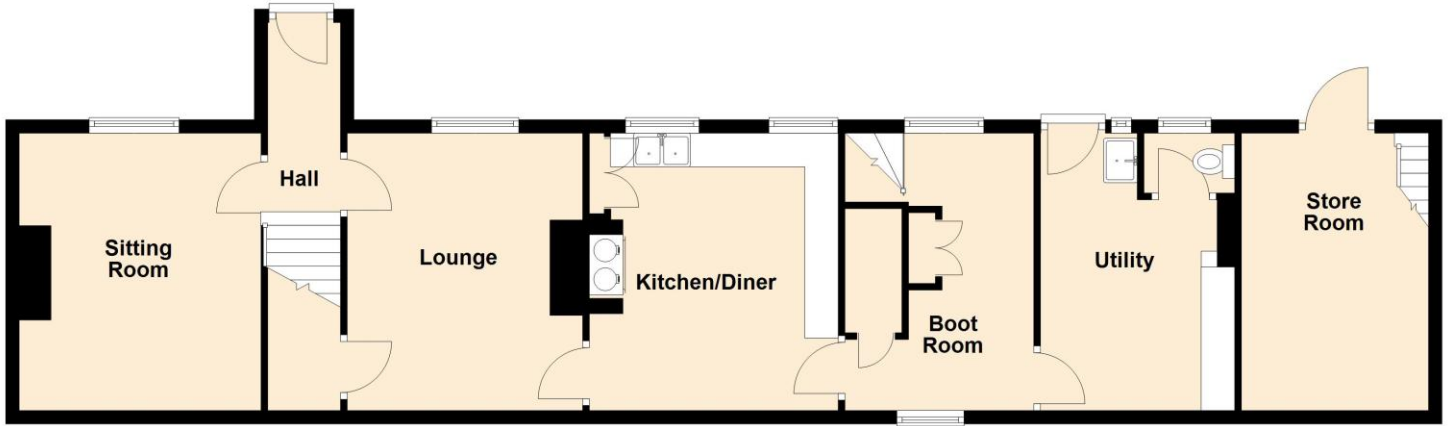
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## REFERRALS

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. 88.6 sq. metres (953.3 sq. feet)

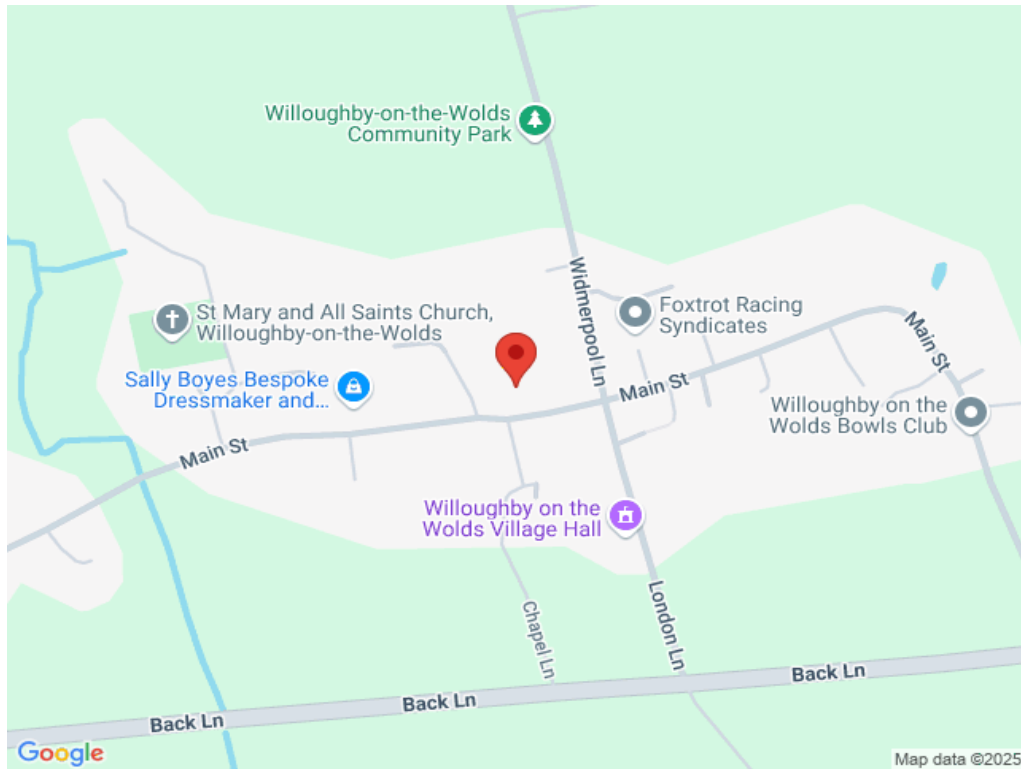


### First Floor

Approx. 89.8 sq. metres (966.4 sq. feet)



Total area: approx. 178.3 sq. metres (1919.6 sq. feet)



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