



Nottingham Road, Cotes



£475,000

- FOUR BEDROOM PROPERTY
- GOOD SIZE PLOT
- IDYLLIC SETTING
- THREE STOREY RESIDENCE
- PERIOD FEATURES
- EXCELLENT COMMUNICATION LINKS
- FREEHOLD
- EPC rating COMING SOON



Originally two residences, this delightful double fronted period cottage has an amazing position next to Cotes Mill and adjacent to the weir (don't worry, substantial flood defences and the environment agencies flood risk is very low, see map.)

The accommodation is over three floors and there are wonderful features throughout including quarry tiled floor, wood burning stove, period cast iron grates and beamed ceilings along with exposed brickwork.

Initially on entry, the porch has a Welsh slate floor. The sitting room has a quarry tiled floor and bay window. The kitchen diner adjacent also has a bay window, side elevation window with a view over the weir, built in electric oven and hob, plumbing for a washing machine and dishwasher and a comprehensive range of storage cupboard units.

The lounge has a dual aspect with double doors out to the side, three rear elevation windows, focal point of a substantial wood burning stove on a raised stone hearth with exposed brick back and stone chimney and is illuminated. Adjacent to this are doors to the conservatory and views over the garden.

The side entry porch is from the sitting room and here there is also a WC.



At first floor, the landing has a wonderful shaped timber spindled gallery balustrade and provides access to all first floor rooms.

The master bedroom has a dual aspect and substantial en-suite, a cupboard discreetly houses the oil fired central heating system. Within the en-suite is an enamel free standing bath.

Bedroom two is to the rear and has wonderful views over the garden and waterway, whilst bedroom four is to the front and is another double bedroom.

The bathroom has four elements within including a shower cubicle, second enamel roll top bath and an exposed timber floor.

At second floor the room is enormous and has excellent potential, bedroom two, but it could always become the master bedroom depending on choice and also has an en-suite.

Outside to the front, there is an expanse of coloured stones which provide off road car parking for at least four vehicles, a picket fence encloses the fore garden, a gate from the driveway via a brick wall leads to the side garden and to the conservatory and paved patio, the lawn sweeps round with mature trees with walls to either side and robust flood defences to the right.

Please refer to the pictures to fully appreciate the amazing, stunning individual setting.

To find the property, from Loughborough proceed along Nottingham Road passing The Brush continuing on Nottingham Road into Cotes, the property is just before deVOL Kitchens, situated on the left hand side identified by the agent's 'For Sale' board.



PORCH 2.55m x 0.88m (8'5" x 2'11")

SITTING ROOM 4.18m x 3.92m (13'8" x 12'11")

KITCHEN DINER 4.35m x 3.85m (14'4" x 12'7")

LOUNGE 7.24m x 3.7m (23'10" x 12'1")

SIDE LOBBY 1.71m x 0.83m (5'7" x 2'8")

GROUND FLOOR WC 1.69m x 0.7m (5'6" x 2'4")

CONSERVATORY

BEDROOM ONE 4.44m x 3.76m (14'7" x 12'4")

EN-SUITE 3.88m x 1.88m (12'8" x 6'2")

BEDROOM THREE 4.33m x 2.73m (14'2" x 9'0")

BEDROOM FOUR 3.77m x 2.38m (12'5" x 7'10")

BATHROOM 4.78m x 1.41m (15'8" x 4'7")

SECOND FLOOR BEDROOM TWO 7.62m x 3.46m (25'0" x 11'5")

EN-SUITE





SERVICES & TENURE

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

DISCLAIMER

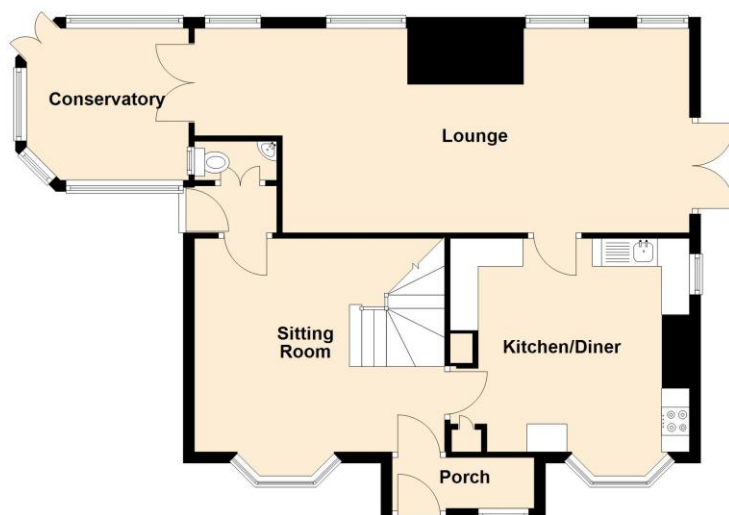
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 77.7 sq. metres (836.3 sq. feet)



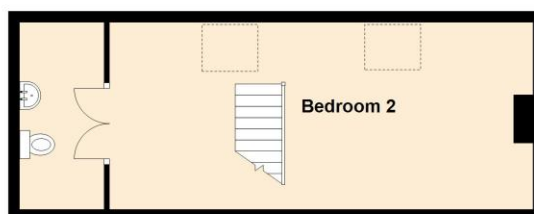
First Floor

Approx. 69.4 sq. metres (747.3 sq. feet)

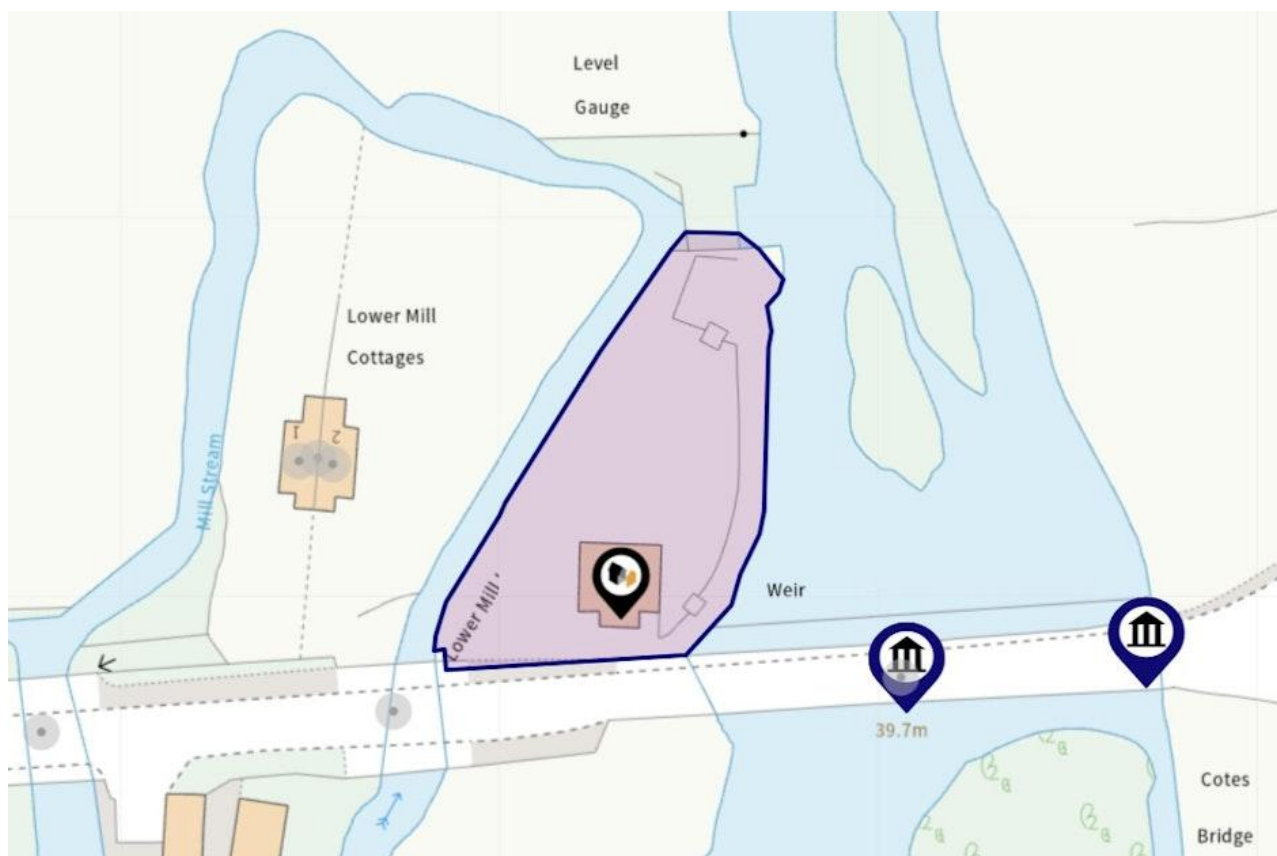


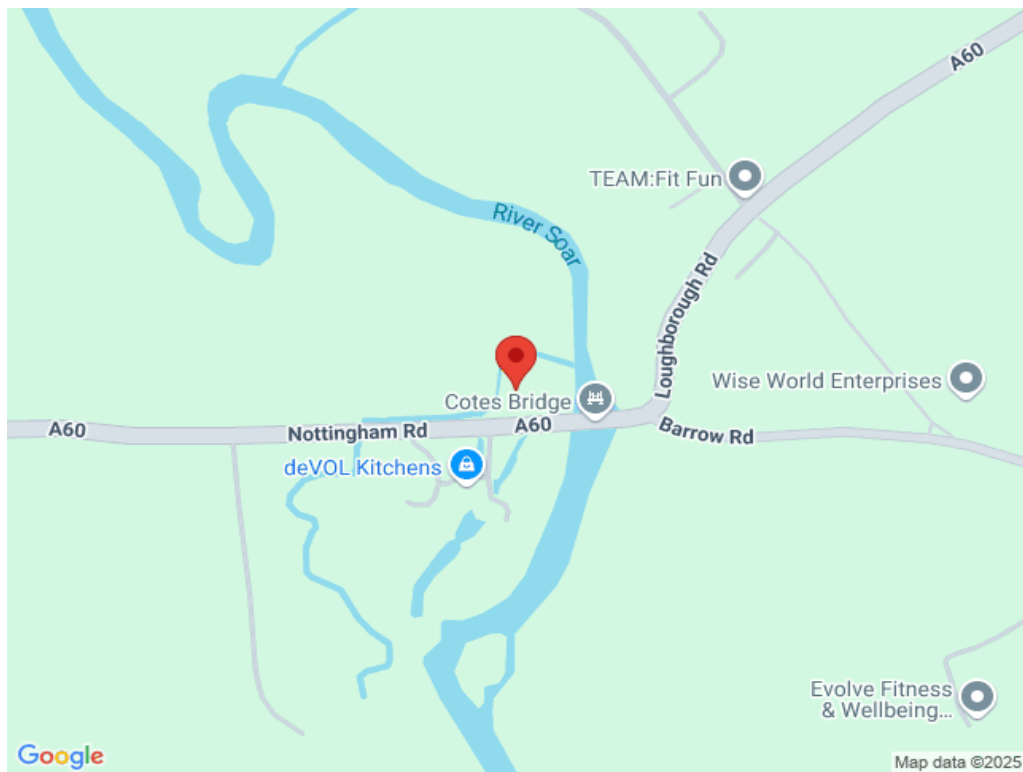
Second Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 177.7 sq. metres (1913.0 sq. feet)





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