



Main Street, Bigby



3



2



2

£255,000



Key Features

- SUPERB LOCATION
- PERIOD FEATURES
- GARDENS AND TERRACE
- 2 BATHROOMS
- 2 CAR PARKING
- CAISTOR CATCHMENT
- EPC RATING E
- TENURE: FREEHOLD





Quintessential 3 bedroom English period cottage in superb village location within the catchment of prestigious Caistor grammar school. Delightful semi detached cottage arranged over 3 floors with cast iron stoves to both reception rooms, conservatory, 2 bathrooms and kitchen with large utility. Generous gardens and 2 car parking.

Viewing Essential

ENTRANCE

A panelled door opens to a reception Lobby with fitted cupboards.

SITTING ROOM 3.89m x 5.16m (12'10" x 16'11")

A delightfully lit dual aspect room centred on the feature exposed brick wall with raised fire place with inset cast iron stove. There is also a distinctive round back cupboard believed to have originated in the original Somerby Manor together with a central ceiling beam. The room also includes twin multi- pane doors opening to the Conservatory.

CONSERVATORY 2.21m x 4.97m (7'4" x 16'4")

An ideal room for gentle relaxation whilst enjoying garden views this double glazed room links home to garden.

INNER HALL

Centrally placed with doors to both the Sitting room and Dining room this 2 level Hall includes a radiator, Pvcu window and stair to the first floor.

CLOAK ROOM

Including a high flush wc, corner wash hand basin and Pvcu window.

DINING ROOM 3.93m x 4.04m (12'11" x 13'4")

A further forward facing reception room currently used as a ground floor bedroom and including a cast iron stove on raised hearth with timber surround, radiator, central beam and Pvcu window.

KITCHEN 2.76m x 4.54m (9'1" x 14'11")

A dual aspect room appointed with a range of cream fronted high and low units with wood grain style tops to include a vinyl sink unit with cupboards under, gas cooker space with chimney style extractor over, tiled to 1/2 height on 2 walls with wainscot panels to the remainder, larder store, beamed ceiling, radiator, spot lights, rear access door.

UTILITY ROOM 4.54m x 2.76m (14'11" x 9'1")

A practical space with part tiled walls, wall mounted gas fired central heating boiler, plumbing for an automatic washing machine, Pvcu window and radiator.

FIRST FLOOR

A half landing opens to

BEDROOM 1 4.30m x 4.73m (14'1" x 15'6")

Enjoying views across the garden and towards the church this generous dual aspect, double room includes a range of fitted wardrobes to one wall, central ceiling beam and radiator.

EN SUITE

Appointed with a panelled and glazed shower enclosure with electric shower, corner vanity basin, Pvcu window and tongue and grooved ceiling.

MAIN LANDING

Stair to 2nd floor.

BEDROOM 2 3.46m x 4.01m (11'5" x 13'2")

A forward facing double room with radiator, laminated flooring, central ceiling beam and Pvcu window.

BATHROOM 2.78m x 1.71m (9'1" x 5'7")

(Max measurements) Appointed with a pampas suite to include a close coupled wc, pedestal wash hand basin, panelled bath, ceramic tiling to full height, tongue and grooved ceiling, radiator and Pvcu window.

2ND FLOOR LANDING

Gallery rail, Pvcu window and a door leads to the extensive loft space.



BEDROOM 3 3.59m x 4.50m (11'10" x 14'10")

The final double room with views towards the church, exposed brick chimney breast with deep storage recess to one side, camfered ceilings and radiator.

OUTSIDE

The property is approached over a private lane which curves past the long garden to a parking space. The long gardens are primarily laid to lawn with mature shrub fringes and is best viewed from either the raised side patio or from the picket fenced terrace which connects to the Conservatory. The path continues to the rear of the property.

IMPORTANT NOTE

The Vendor informs us that the access lane is privately owned and that they enjoy both vehicular and pedestrian access at all times. They also inform us that there are no road maintenance charges payable by the property .

Prospective purchasers should be aware that there is a pedestrian right of access across the rear of 1 Manor Cottages in favour of the adjoining property.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

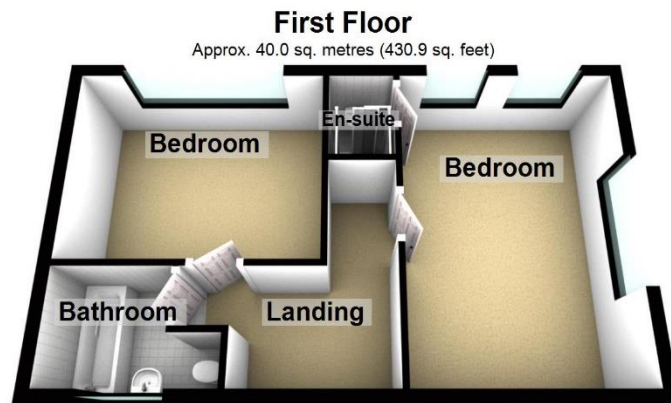
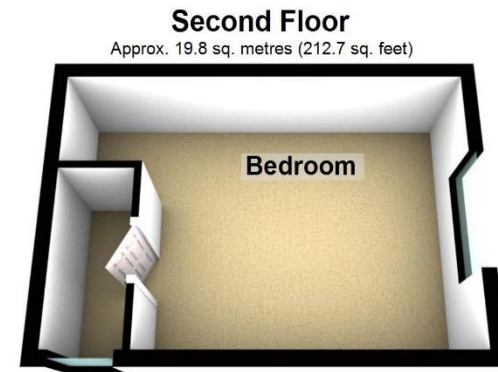
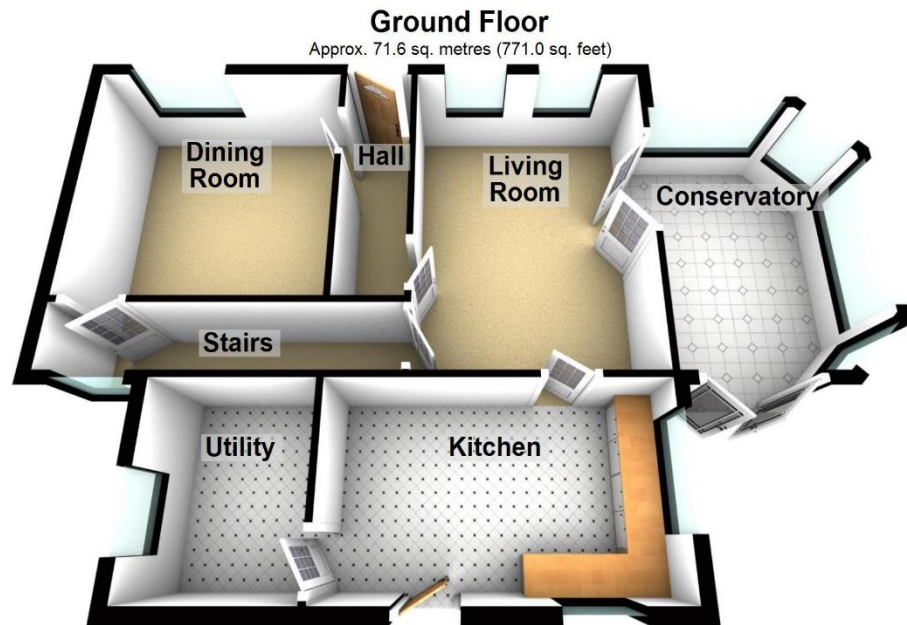
ANTI MONEY LAUNDERING AND REFERRALS.

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 £200, 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 upto £200 if you use their services.





Total area: approx. 131.4 sq. metres (1414.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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