



Saxby-all-Saints, Brigg, Brigg

 2  1  3



£310,000



## Key Features

- DELIGHTFUL EXTENDED COLOUR WASHED COTTAGE
- CONSERVATION VILLAGE
- 2 CAST IRON STOVES
- 7M KITCHEN
- ENCLOSED GARDENS
- 2 CAR PARKING
- EPC RATING C
- FREEHOLD





This delightful, extended semi detached cottage typifies character country living. Situated in the highly regarded conservation village of Saxby-all-Saints at the foot of the Wolds, the home is designed for easy, relaxed social living. The home retains significant character with beam ceilings, ledge and braced doors and 2 multi-fuel cast iron stoves. The 3 reception rooms offer a high degree of flexibility and the enclosed south western facing gardens ensure a good degree of both privacy and security. In addition to the 7m kitchen there is also a practical utility with cloak room off. The two, first floor double bedrooms are served with a traditionally appointed bathroom. In addition to the 2 car drive the detached garage has been divided to create a store and a further room (currently used as a gym) which could be an ideal office for the home worker if required.

#### ENTRANCE

A panelled door opens to a beamed entrance with store cupboard.

#### LOUNGE 7.5m x 4.12m (24'7" x 13'6")

(MAXIMUM MEASUREMENTS OVERALL) A generous dual aspect room of character with painted beams, sliding sash windows, oak style flooring and fire place with inset mantle beam, inset multi fuel stove and fitted display shelving and store to one side. The dining area allows for those family celebrations.

#### SNUG 4.1m x 4.12m (13'6" x 13'6")

This forward facing room, with its multi-fuel stove and concealed cottage stair, is ideal for relaxed winter evenings.

#### KITCHEN 7.13m x 2.65m (23'5" x 8'8")

Enjoying views to the enclosed gardens and extensively appointed with a range of white gloss fronted base units with solid oak block worktops, twin ceramic sink unit and Rangemaster electric range this beautifully lit room caters for everyday dining and informal socialising.

#### UTILITY

A practical space with fitted cupboards and plumbing for an automatic washing machine.

#### CLOAK ROOM

Close coupled wc and wash hand basin.

#### SUN ROOM 3.78m x 3.16m (12'5" x 10'5")

Ideal for quiet contemplation and linking to the garden via rear facing French doors.

#### LANDING

Window, spindle rail and radiator.

#### BEDROOM 1 4m x 4m (13'1" x 13'1")

A striking twin aspect double room with built in shelved cupboards.

#### BEDROOM 2 2.49m x 4m (8'2" x 13'1")

(EXCLUDES 1.37M X 1.55M RECESS) a further, forward facing double room with deep recess suited to fitted wardrobes.

#### BATHROOM 2.89m x 1.55m (9'6" x 5'1")

Appointed with a traditional suite to include a panelled bath with mixer shower, close coupled wc, pedestal wash hand basin and part tiled walls.

#### 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 D. 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.

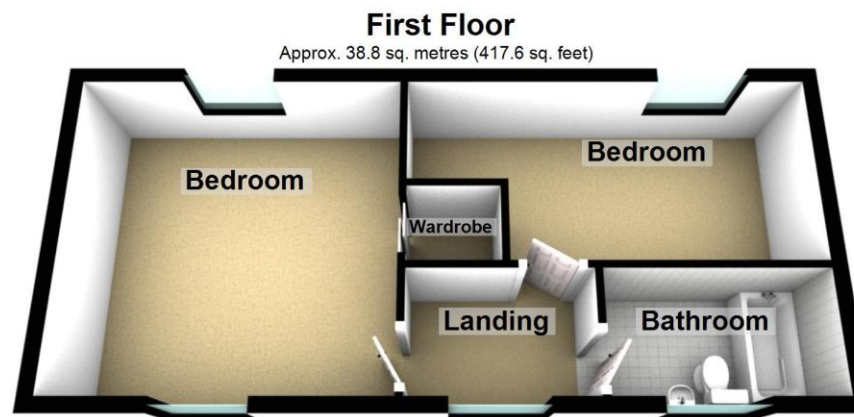
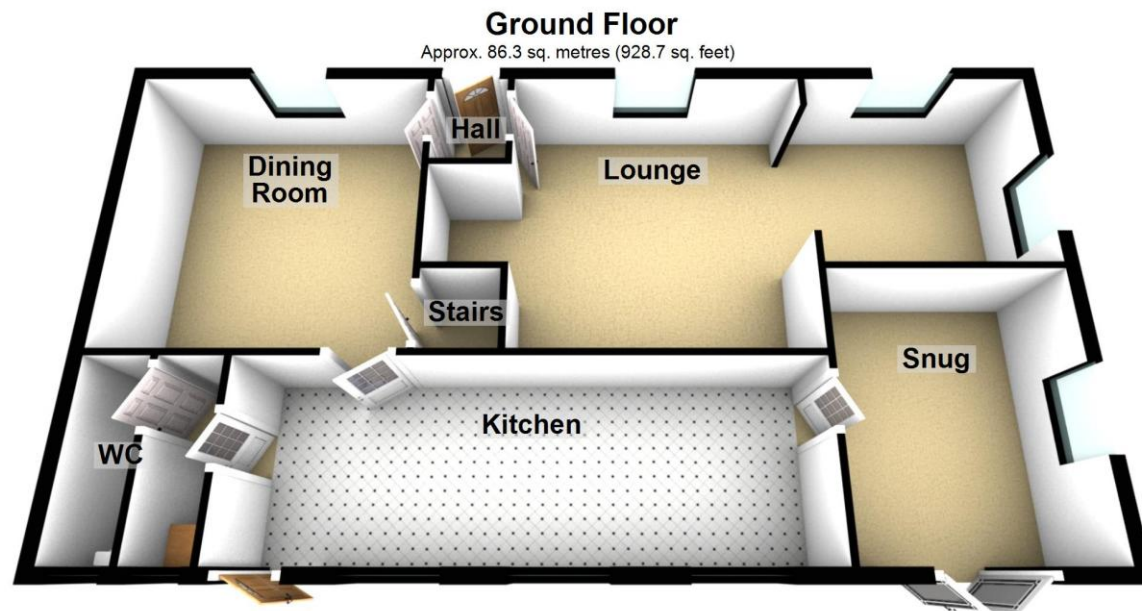
### KEY FACTS FOR BUYERS

[CLICK HERE](#)









Total area: approx. 125.1 sq. metres (1346.3 sq. feet)

