



Sunnyside Farmhouse cooks Lane,  
Nettleton



4



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£395,000



## Key Features

- BEAUTIFULLY PRESENTED
- 0.2 ACRE SECURE GARDENS
- LOG BURNING STOVE
- WET ROOM AND BATHROOM
- DOUBLE GARAGE
- 4 CAR PARKING
- EPC RATING TBC
- FREEHOLD





This delightful colour washed cottage offers delightful and flexible family accommodation with excellent, enclosed gardens. The 7.55m dual aspect lounge includes a cast iron stove and the snug is designed for cosy winter evenings. A ground floor wet room allows for dual family occupation if required. In addition to the 4 car reception area there is a detached double garage ensuring both family and guests alike are well catered for.

Generous in both accommodation and welcome.

### RECEPTION HALL

A Carolina style entrance door opens to the hall with decoratively tiled floor, radiator and return stair to the first floor with cupboard under.

### LOUNGE 7.55m x 3.89m (24'10" x 12'10")

This generous dual aspect room is ideal for relaxed socialising around the cast iron stove set in its Minster style surround. The room also includes 2 radiators and oak style flooring.

### SNUG 4.39m x 2.77m (14'5" x 9'1")

Literally the heart of the home and suited for use as either a an informal sitting room or a more formal dining room if required. The room features an electric stove set in a brick lined fireplace, oak style flooring, radiator and window to the front aspect.

### REAR ENTRANCE 3.02m x 3.07m (9'11" x 10'1")

A practical space which could become either an office or a utility with a range of fitted cupboards at eye level, work surface, radiator, door to the rear terrace and wall mounted central heating boiler.

### KITCHEN 4.28m x 3.96m (14'0" x 13'0")

A traditional informal entertaining space extensively appointed with a range of white finished unit with contrasting granite effect work tops to include a twin ceramic sink with flexible mixer tap, integrated refrigerator and dishwasher, 6 base units and a further 8 units at eye level, windows to the front and rear, wainscot panelling, tiled cooker recess with inset beam, extractor fan and electric range, radiator and spot lighting.

### SIDE ENTRANCE 2.45m x 2.12m (8'0" x 7'0")

A welcoming entrance with a range of fitted high and low storage units, plumbing for an automatic washing machine, radiator and window to the front aspect.

### WET ROOM 2.09m x 1.69m (6'11" x 5'6")

A contemporary fully tiled room with non slip flooring and white suite to include a close coupled wc, vanity wash hand basin, wall mounted electric shower, floor drain, extractor fan, radiator, Dimplex wall heater and window to the rear.

### LANDING

Access to the roof space.

### BEDROOM 1 4.08m x 3.42m (13'5" x 11'2")

A delightful rear facing double room with built in double wardrobe and radiator.

### BEDROOM 2 4.11m x 3.97m (13'6" x 13'0")

A generous forward facing room with radiator.

### BEDROOM 3 4.12m x 2.62m (13'6" x 8'7")

(Plus 1.34m into the door.) A further forward facing room with radiator, oak style flooring and built in double wardrobe.

### BEDROOM 3 3.11m x 2.37m (10'2" x 7'10")

(Currently used as an Office.) The final forward facing room with radiator and built in shelved storage cupboard.

### BATHROOM 3.38m x 3.09m (11'1" x 10'1")

A spacious room superbly appointed with a traditional suite in white to include a pedestal wash hand basin, close coupled wc, panelled bath with mains fed shower over and side screen, tiled splash areas, chrome radiator and fitted airing cupboard.

### OUTSIDE

The property occupies a prominent corner position with a broad frontage to Burghley Close. There is a front lawn with ornamental borders and inset trees and a broad gravel reception area allows for 4 car parking in addition to the detached DOUBLE GARAGE. A high gate opens to the surprisingly large rear gardens which includes a broad flagged











terrace overlooking a lawn with inset plum, pear and apple trees and mature side borders. A further raised patio with shale topped miniature shrub bed allows access to the the SUMMER HOUSE ( 12' x 12') with light and power which could easily become a home office if required. A high degree of security for both pets and family alike is provided by the fenced boundaries.

### 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 PLAN

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

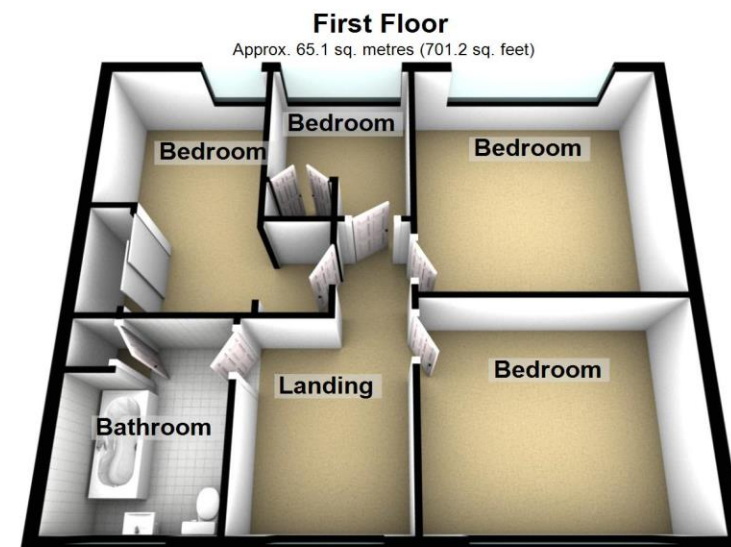
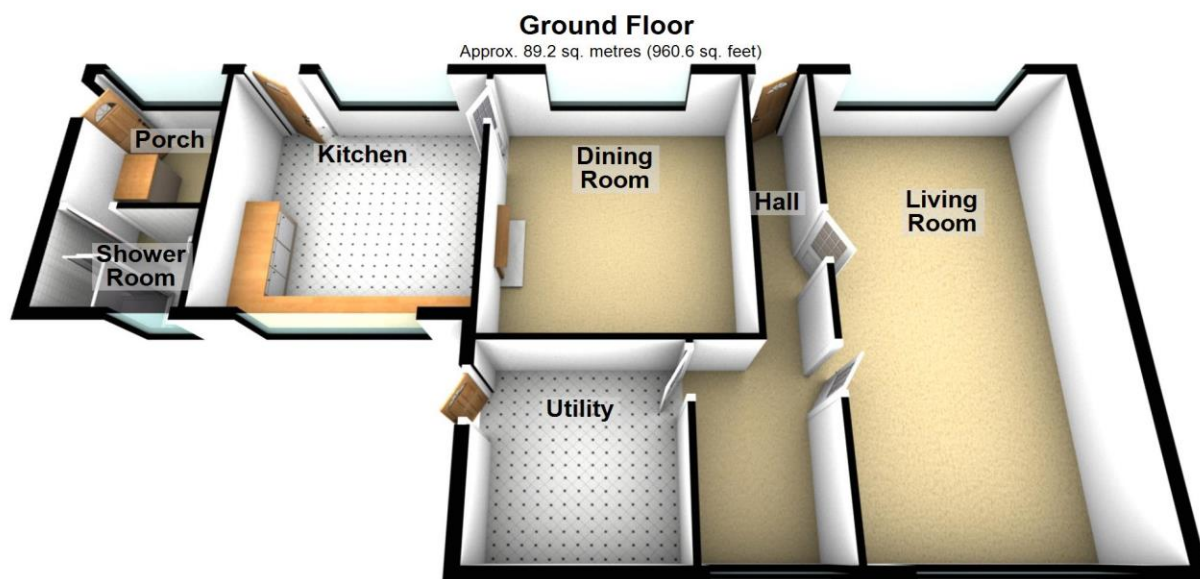
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





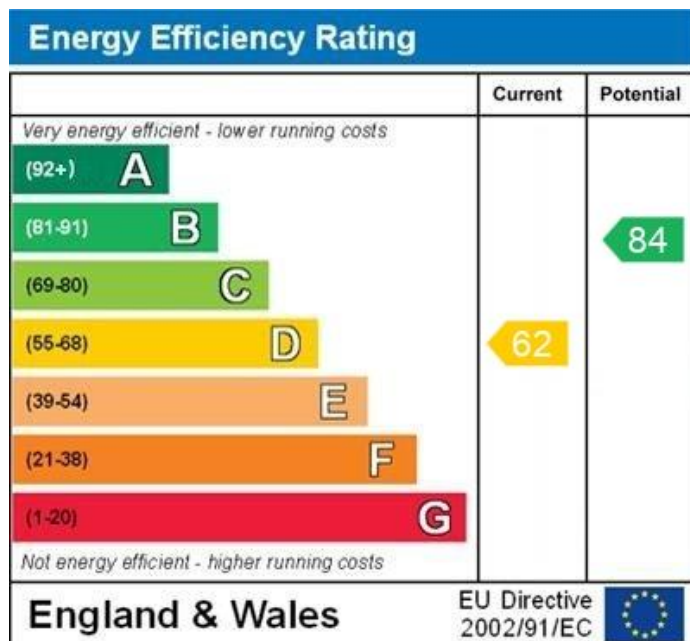






Total area: approx. 154.4 sq. metres (1661.8 sq. feet)





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