



Vine Cottage 4 Main Street, Sproxtton, LE14 4QS

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stone Built Cottage
- Grade II Listed
- Three Double Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Bathroom & En-suite
- Double Garage
- Enclosed Gardens
- EPC Rating N/A
- Freehold

£500000





A rare opportunity to acquire this charming and spacious stone built, Grade II listed cottage having a wealth of character and features including exposed ceiling beams, latch and brace doors and private, enclosed gardens. The accommodation comprises in brief, reception hall, cloakroom WC, living room, dining room and breakfast kitchen. Stairs rising to the first floor with a snug on the landing, three double bedrooms, the main bedroom having an en-suite shower room and a four-piece family bathroom. Outside to the front is a driveway providing off-road parking leading to a double garage with up and over doors, power, and light. There is a private and enclosed garden to the side of the property which is mainly laid to lawn with mature hedging and shrubs and a huge, paved patio seating area.

Accessed via door to the side aspect into the reception hall, French doors leading to the rear garden, two storage cupboards, stripped wooden floorboards and door off to cloakroom WC and living room. A light and airy, dual aspect living room with three windows to the rear and two to the front aspect, exposed beams to the ceiling and a feature double faced log burner with wooden mantel above looking through to the dining room. The dining room has dual aspect with windows to the front and rear aspects and feature double faced log burner with wooden mantel above, exposed ceiling beams, stairs rising to the first floor and door leading to the breakfast kitchen. A superb fitted breakfast kitchen having a range of wall and base units, complementary work tops, sink and drainer, an Aga type Range cooker with tiled splashback and wooden beam above, space and plumbing for a washing machine and further appliances, integrated eye level double oven, four ring hob, tiled flooring, space to dine and stable door leading to the paved patio seating area.





Stairs rising from the dining room to the spacious first floor landing with windows to the front and rear aspects which is currently used as a snug. Doors off to three double bedrooms, the main bedroom having a fully tiled en-suite shower room with three-piece white suite comprising a low flush WC, wash hand basin set in a vanity unit with cupboard below and a walk-in double shower cubicle and heated towel rail. The spacious family bathroom has under floor heating and a four-piece white suite comprising a low flush WC, 'Jack and Jill' wash hand basins set in a vanity unit with wall and base cupboards, a bath and a walk-in double shower cubicle, heated towel rail, airing cupboard and further storage cupboards with spotlighting to the ceiling. Outside to the front is a driveway providing off-road parking leading to a double garage with electric doors, power, and light. There is a spacious paved patio seating area and an enclosed garden mainly laid to lawn with hedging and mature shrubs.

Reception Hall 4.86m x 3.68m (15'11" x 12'1")
 Cloakroom WC 1.88m x 1.88m (6'2" x 6'2")
 Living Room 4.85m x 6.75m (15'11" x 22'1")
 Dining Room 4.97m x 6.26m (16'4" x 20'6")
 Breakfast Kitchen 4.37m x 6.41m (14'4" x 21'0")

Upper Landing Snug 4.06m x 5.12m (13'4" x 16'10")
 Bedroom One 4.05m x 3.81m (13'4" x 12'6")
 En-suite Shower 1.69m x 2.11m (5'6" x 6'11")
 Bedroom Two 3.44m x 3.45m (11'4" x 11'4")
 Bedroom Three 3.40m x 3.51m (11'2" x 11'6")
 Family Bathroom 2.43m x 5.18m (8'0" x 17'0")







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with any perspective pictures. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.