



Yew Tree Cottage, 28 Main Street, Kirby Bellars,
LE14 2EA

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Character Cottage
- Unique Property
- Generous Private Rear Garden
- Quirky Features Throughout
- Much Loved Home for Over 30 Years
- Desirable Peaceful Village
- Garage & Driveway
- Viewings Highly Recommended
- EPC Rating E
- Freehold

£415,000





UNIQUE CHARACTER COTTAGE - GARAGE/WORKSHOP & DRIVEWAY - STUNNING FEATURES - GENEROUS PRIVATE REAR GARDEN - FULL VIDEO TOUR AVAILABLE

A rare opportunity to acquire this charming three-bedroom cottage occupying a good-sized plot in the village of Kirby Bellars and having a wealth of character with exposed beams to the ceiling, latch and brace wooden doors and a feature shaped yew tree in the front garden. The accommodation comprises in brief, entrance porch, hallway, snug/dining room, sitting room, a spacious dining kitchen and a downstairs bathroom. Stairs rising to the first floor with three double bedrooms and a cloakroom WC. There is a detached brick-built garage with a workshop at the rear and a utility room with space and plumbing for a washing machine.

Accessed via the front door into the entrance porch and door into the hallway with stairs rising to the first floor and door through to the snug/dining room having a log burner, tiled hearth and wooden mantle, exposed feature beams and bay window to the front aspect. Door leading to a cosy sitting room with exposed beams to the ceiling, inset log burner, tiled hearth and wooden mantle above, bay window to the front aspect and glazed double doors off to a spacious dining kitchen having a good range of wall and base units, complementary work tops, sink and drainer, tiled splashbacks, integrated oven, four ring hob and stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher and wall mounted central heating boiler, wood laminate flooring, space to dine and door leading to the rear garden. There is a downstairs fully tiled shower room accessed from the entrance hall with a three-piece white suite comprising a low flush WC, wash hand basin and corner shower cubicle and two heated towel rails.

Stairs rising to three double bedrooms having exposed beams and a cloakroom WC with a two-piece white suite. Occupying a good-sized plot with a gravelled frontage and





block paved driveway leading to the detached garage with an up and over door, power and light. There is a utility room and workshop to the rear of the garage. Gated side access to a delightful, enclosed and spacious rear garden with a paved patio seating area, a vast array of mature shrubs, bushes and trees, the majority laid to lawn. a greenhouse and a summer house and fencing and hedging to the boundaries.

Entrance Hall 2.05m x 1.05m (6'8" x 3'5")

Snug/Dining Room 5.45m x 3.86m (17'11" x 12'8")

Sitting Room 3.89m x 4.62m (12'10" x 15'2")

Dining Kitchen 7.15m x 2.67m (23'6" x 8'10")

Downstairs Bathroom 4.63m x 1.71m (15'2" x 5'7")

Bedroom One 3.70m x 3.83m (12'1" x 12'7")

Bedroom Two 2.49m x 3.22m (8'2" x 10'7")

Bedroom Three 3.12m x 2.50m (10'2" x 8'2")

Cloakroom WC 1.52m x 1.75m (5'0" x 5'8")

Garage

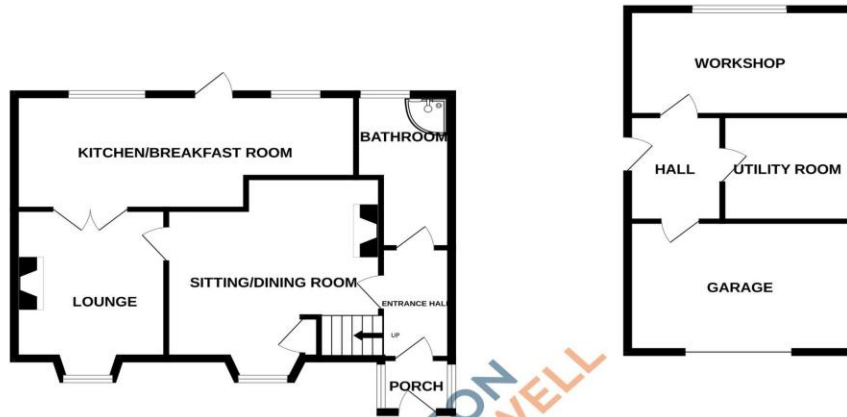
Workshop

Utility Area

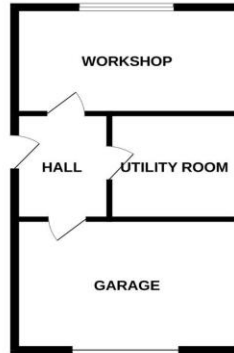
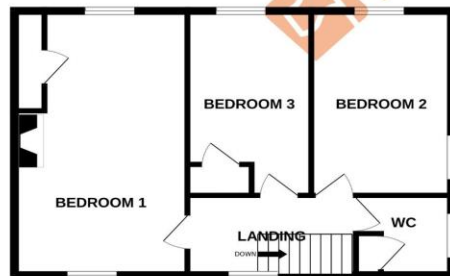




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

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.