



Lavender Cottage 39 Main Street, Pickwell, LE14 2QT

 **NEWTON FALLOWELL**



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## Key Features

- Mid Terrace Stone Character Cottage
- Three Storey
- Living/Dining Room
- Fitted Kitchen & Utility
- Family Bathroom
- Two Double Bedrooms
- Detached Garage
- EPC Rating F
- Freehold

£300,000







## Welcome to Lavender Cottage

Situated in the picturesque village of Pickwell approximately five miles Southeast of Melton Mowbray is this quaint, stone, character cottage. Lavender Cottage is a lovely mid-terrace, three storey property with accommodation comprising, entrance hall, living, dining room and fitted kitchen. There is a double bedroom and family bathroom on the first floor and a further double bedroom in the eaves with loft access. Outside to the front is a well tended garden and there is shared access for neighbouring properties at the rear giving access to a utility room and detached garage.

Accessed via the front door into the entrance hall with built-in storage cupboards and glazed door into a living, dining room with a window to the front aspect, feature brick fireplace with a wooden mantle and inset log burner, wooden flooring and door through to the kitchen fitted with a good range of Shaker style wall and base units, wooden work tops, Belfast sink, tiled floor, freestanding cooker with an extractor hood above, tiled splashbacks, spotlighting to the ceiling, two windows and a stable door to the rear aspect. Stairs rising to the first-floor landing with a window to the rear aspect and doors off to a double bedroom, bathroom with a latch and brace wooden door giving access to stairs rising to the second floor double bedroom in the eaves with a window to the rear aspect. At the rear of the property is shared access for the neighbouring properties and door to the garage and an outbuilding with a utility area having space and plumbing for a washing machine, base units with sink and drainer and spotlighting to the ceiling. The garage having an up and over door, power and light can be accessed from the rear of the property and provides off-road parking.







Entrance Hall

Lounge Diner 4.05m x 5.44m (13'4" x 17'10")

Kitchen Area 2.94m x 2.73m (9'7" x 9'0")

Porch Area



Utility Room 2.2m x 1.98m (7'2" x 6'6")

Garage/Outbuilding 4.14m x 5.43m (13'7" x 17'10")

Bedroom One 3.91m x 3.44m (12'10" x 11'4")

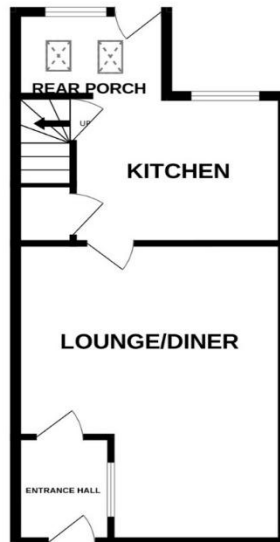
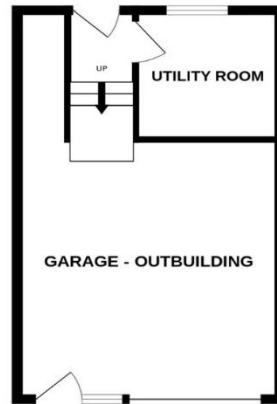
Bathroom 1.42m x 2.99m (4'8" x 9'10")

Bedroom 2 4.38m x 3.9m (14'5" x 12'10")



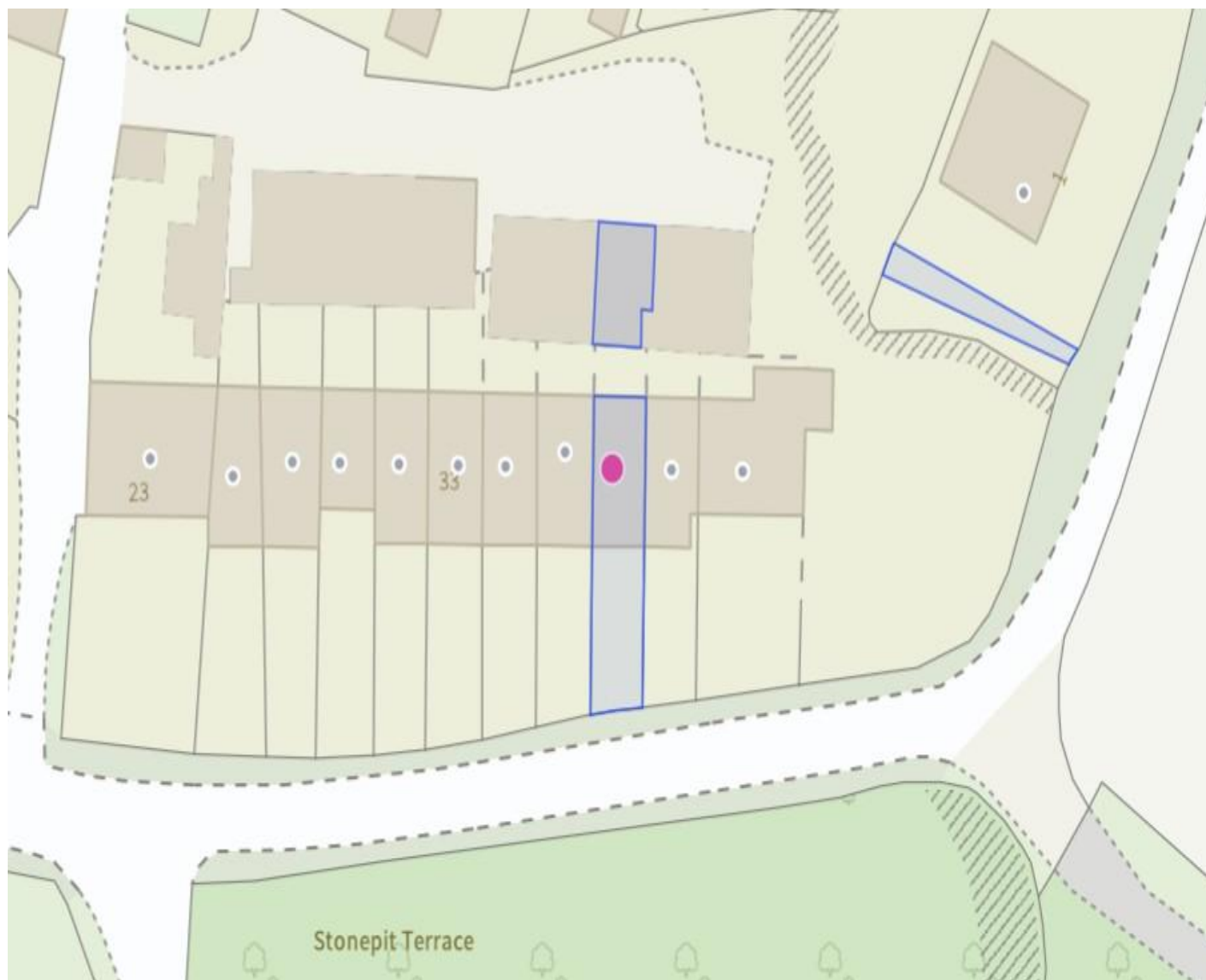






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		





#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: B

#### 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.