

## The Street, Hempnall

Guide Price £475,000

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Flooded in a wealth of character and charm and having beautiful views of the church, this four bedroom detached cottage has been upgraded and enhanced in recent years whilst retaining many period features. A spacious entrance hall gives access to the downstairs bedroom and shower room, leading to the dining room, living room and kitchen with utility to rear. A first floor landing provides access to three bedrooms and a bathroom, all totalling in the region of approx 1,500 sq ft and benefitting from double glazed sash windows, whilst being heated by a gas fired boiler via radiators. A single garage is found to the side of the property with the main garden lying to the rear enjoying a southerly aspect being predominantly laid to lawn having patio area.

## Key Features

- Sought after village location with Church views
- Character & charm throughout
- Utility room
- Approx 1,500 sq ft
- Council Tax Band C
- Single garage
- Southerly facing rear garden
- Downstairs bedroom & shower room
- Freehold - EPC Rating D
- Gas heating - Mains drainage

