



Annwell Lane, Smisby



3



1



2

Freehold

£285,000



Key Features

- Three Bedroom Traditional Semi-Detached Cottage
- Sought-After Village Location
- Lounge
- Kitchen/Diner
- Utility Room + Cloakroom/W.C.
- Stylish Three-Piece Bathroom
- EPC rating U





Welcome to Annwell Lane, a charming three bedroom cottage nestled on the fringe of the picturesque village of Smisby. This enchanting property perfectly blends traditional elegance with modern comforts, making it an ideal home for those seeking a serene yet vibrant lifestyle.

As you step inside, you'll be captivated by the cozy living room featuring sage green walls, dark wooden beams and an open grated fireplace. The inviting dining area offers a perfect setting for family meals with its open plan vibe leading to the kitchen. With its light blue cabinets and chequered splashback, is a delightful space for culinary adventures.



Upstairs, the bedrooms exude warmth and personality. The master bedroom's white and gold linens, olive green walls, and scenic window view provide a tranquil retreat. Additional bedrooms with eclectic touches ensure both comfort and style. The bright stylish bathroom, adorned with unique teal tiles and elephant-print wallpaper, further enhances the property's character.

Outside, a neatly manicured garden offers peaceful surroundings for outdoor relaxation. The house's charming exterior, with its cream and soft green façade, fits seamlessly into the serene rural landscape.

Experience the perfect blend of character and convenience at Annwell Lane. Contact our Ashby team for a viewing today.



ACCOMMODATION

ENTRANCE PORCH
0.88x0.62

DINING AREA
3.39x3.33 max

FITTED KITCHEN
3.41x2.67

SITTING ROOM
6.14x3.01

UTILITY ROOM
2.64x2.51

CLOAKROOM/W.C.
2.32x0.90

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.47x3.09

BEDROOM TWO
3.02+ storage x 2.59

BEDROOM THREE
3.34x2.43

STYLISH BATHROOM
2.69x2.57

GARAGE/WORKSHOP
5.90x3.30

HOW TO GET THERE:-

Postcode for sat navs: LE65 2TA

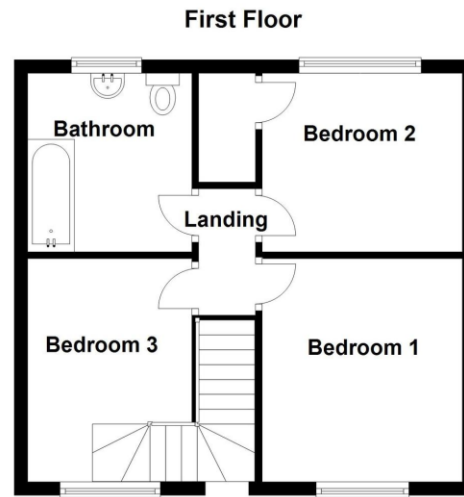
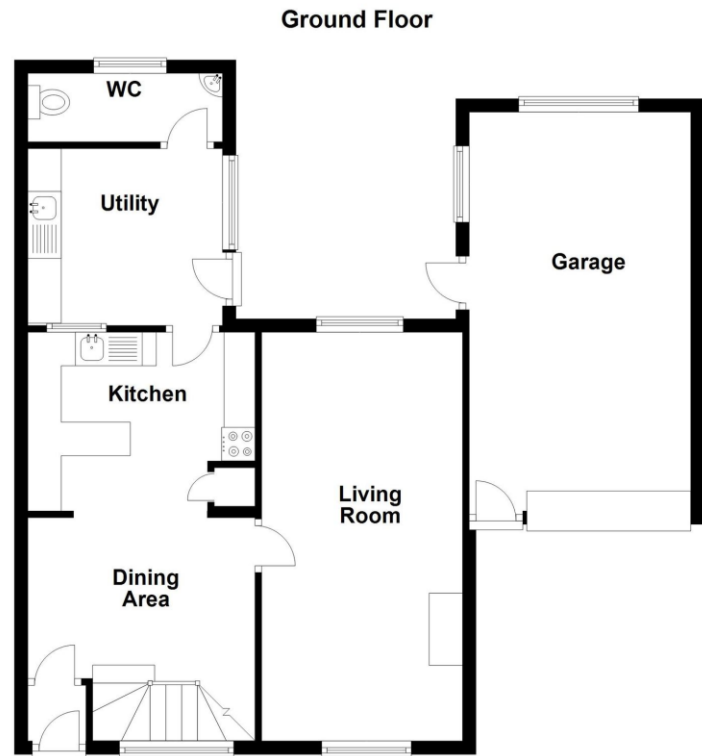
COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



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