



3 Top Road,  
Croxton Kerrial, NG32 1QB



**Guide Price £300,000**

- Detached Period Cottage
- Envious Village Location
- In Need Of Modernisation
- Scope To Extend
- Living Room
- Kitchen
- Bathroom/WC
- Three Bedrooms
- Large Garden
- Freehold – Energy Rating F



A rarely available detached period cottage situated in a popular village which lies amidst superb rolling countryside close to the Leicestershire border. The property is in need of modernisation and improvement but offers considerable scope for extension to create an enviable home of considerable style and character. The accommodation currently comprises a spacious living room, inner hall, kitchen, bathroom and THREE BEDROOMS. Gas central heating (propane) and replacement double glazing are installed. The property is offered for sale with no onward chain.

## ACCOMMODATION

### SITTING ROOM

6.65m x 3.73m (21'10" x 12'2")

Having uPVC entrance door, two uPVC double glazed windows overlooking the garden, three double radiators, exposed beams and stone and brick chimney breast.

### INNER HALL

Having staircase off to the first floor accommodation, under stairs storage cupboard and radiator.

### KITCHEN

3.92m x 2.28m (12'11" x 7'6")

A dual aspect room with uPVC double glazed window to the side and rear elevation, having base cupboard and drawers with inset stainless steel sink and mixer tap, wall cupboards, tiled splashbacks, radiator, plumbing for washing machine, Worcester propane gas boiler and programmer, electrical consumer unit.



## REAR LOBBY

Having external uPVC door and radiator.

## BATHROOM

2.71m x 1.96m (8'11" x 6'5")

Containing a white suite comprising panelled bath, pedestal wash basin and low level WC., opaque uPVC double glazed window to the front elevation, radiator, electric wall heater.

## FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, radiator and loft hatch access.

## BEDROOM 1

3.72m x 3.13m (12'2" x 10'4")

A dual aspect room having attractive views over open paddock land, village roofscape and rolling Leicestershire countryside, having built-in shelved cupboard and radiator

## BEDROOM 2

3.68m x 2.99m (12'1" x 9'10")

Having uPVC double glazed window overlooking the garden, fitted shelving and radiator.

## BEDROOM 3

3.95m x 3.34m (13'0" x 11'0")

With uPVC double glazed window overlooking the garden, shelving and radiator.

## OUTSIDE

The property overlooks extensive gardens. There is gated access to an existing concrete driveway, a gas propane tank and additional brick built outbuilding.

## OUTBUILDING

3.85m x 2.43m (12'7" x 8'0")

Of brick construction.



### **NOTE**

The sale is subject to a Grant of Probate which has been applied for.

### **SERVICES**

Mains water, electricity and drainage are connected. There is propane gas central heating.

### **COUNCIL TAX**

The property is in Council Tax Band D.

### **DIRECTIONS**

Leave Grantham town via Harlaxton Road (A607) as signposted to Melton Mowbray. As you enter the village take the right turn at the crossroads on to Top Road and the property is on the left-hand side.

### **CROXTON KERRIAL**

The village is approximately 6.6 miles south west of Grantham and 7.9 miles north east of Melton Mowbray where excellent amenities can be found including main line station to London King's Cross from Grantham. There is a local primary school, doctor's surgery, village shop and village hall.

## AGENT'S NOTE

Please note these particulars 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.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

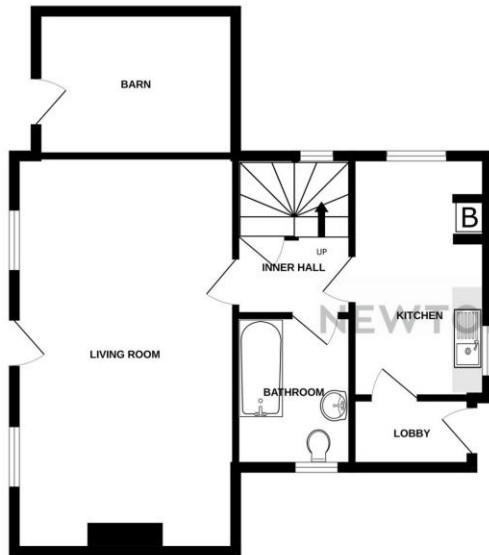
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For more information please call in the office or telephone 01476 591900.

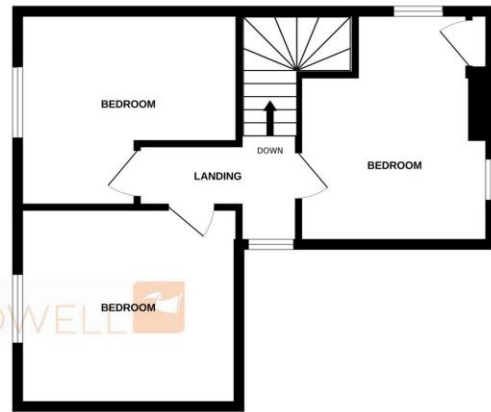


# Floorplan

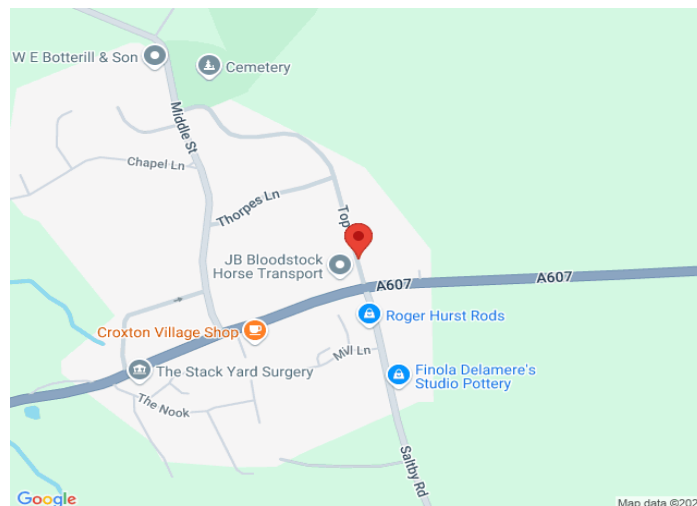
GROUND FLOOR



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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