



Pear Tree Cottage,
120 Church Street,
Denton. NG32 1LG



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Guide Price £300,000

- Grade II Listed Period Cottage
- Delightful Village Position
- Large Plot
- Ample Space to Extend
- Hall
- Kitchen
- Two Reception Rooms
- Two Bedrooms
- Bathroom
- Freehold - EPC Exempt



A delightful Grade II Listed detached former estate cottage situated close to the heart of the village in generous gardens which offer ample space to extend subject to obtaining the relevant planning permissions. The cottage, which offers accommodation of considerable character, includes two reception rooms and two bedrooms and represents a rare opportunity to renovate and develop an enviable village home on the edge of the Vale of Belvoir. Viewing by appointment only.

ACCOMMODATION

ENTRANCE HALL

1.7m x 2.2m (5'7" x 7'2")

Having half glazed entrance door to the rear elevation, wooden window to the rear aspect, staircase off to the first floor and electric radiator.

KITCHEN

1.6m x 3.67m (5'2" x 12'0")

Having wooden window to the rear aspect, stainless steel sink unit, base cupboards, working surfaces, built-in shelved pantry cupboard, cooker space with cooker hood over, shelving, electric radiator and electrical consumer unit.

DINING ROOM

3.68m x 4.2m (12'1" x 13'10")

A twin aspect room with wooden window to the front and side, feature surround, electric heater.



SITTING ROOM

3.92m x 4.29m (12'11" x 14'1")

A second twin aspect room with wooden window to the front and side, electric radiator, under stairs storage cupboard.

BATHROOM

1.75m x 1.95m (5'8" x 6'5")

With wooden window to the rear aspect, panelled bath, pedestal wash basin and low level WC., electric fan heater, electric shaver point.

FIRST FLOOR LANDING

Having loft hatch access.

BEDROOM 1

3.72m x 4.31m (12'2" x 14'1")

Having two wooden windows to the side elevation and dormer window to the front, built-in airing cupboard containing hot water cylinder and electric immersion heater, electric radiator.

BEDROOM 2

With wooden dormer window to the front and single window to the side, electric radiator.

OUTSIDE

Twin 5-bar farmyard style gates open to a gravelled driveway and ample parking. There are extensive private gardens laid to lawn with beech and hawthorn hedging to the boundaries. There is a side gate, external garden tap, a pear tree and timber garden shed.

SERVICES

Mains water, electricity and drainage are connected. Heating by electric heaters.

COUNCIL TAX

The property is in Council Tax Band D.



DIRECTIONS

From High Street continue south taking the right turn on to Wharf Road (A52), straight across, under the railway bridge on to the A607 Harlaxton Road and out of town. Continue through Harlaxton village turning right into Denton along Main Street, left on to Church Street and follow the road. The property is on the bend on the corner of Church Street and Belvoir Road.

DENTON VILLAGE

Denton is 4 miles south west of Grantham and west of the A1. It is situated just off the main A607 Grantham to Melton Mowbray road. Grantham offers excellent facilities including main line railway station to Kings Cross (approx. 1 hour 12 minutes). Denton is also a short distance from the villages of Harlaxton and Barrowby with excellent amenities available at the latter including a primary school. Denton village also has its own primary school which has an outstanding Ofsted report, The Welby Arms village pub, St Andrew's Church, and village hall are further community assets.

AGENT'S 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.

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.

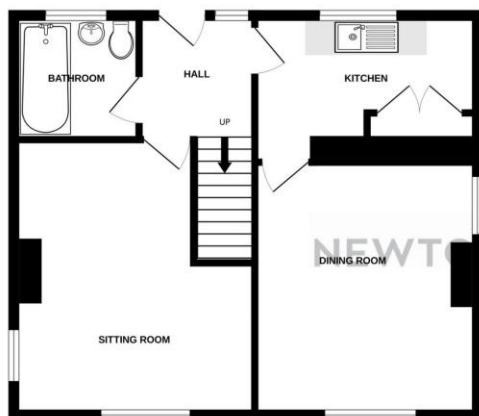
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

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

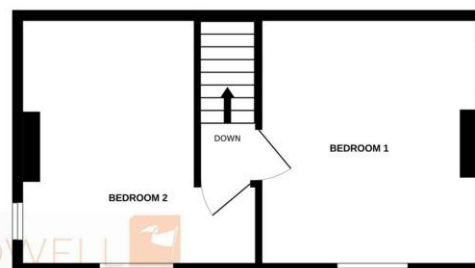


Floorplan

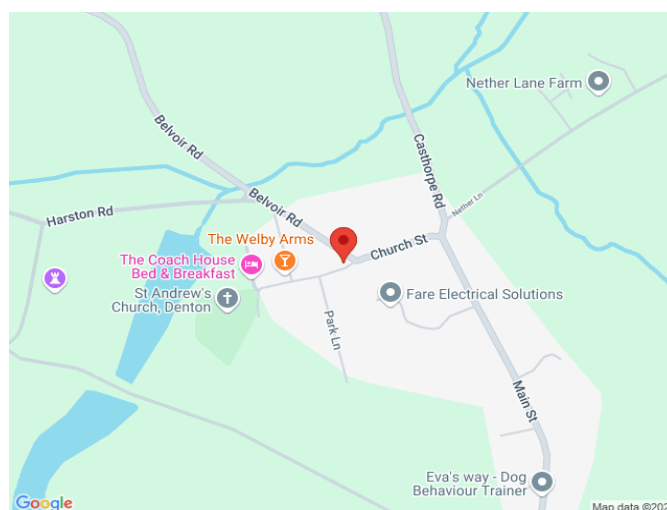
GROUND FLOOR



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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