



4 Chapel Row,
Skillington, NG33 5HA



Guide Price £200,000

- Charming Character Cottage
- Tastefully Modernised
- Desirable Village of Skillington
- Lounge with wood burning stove
- Kitchen/Diner
- Four Bedrooms
- Re-fitted Bathroom
- Useful Outbuildings
- Off-street Parking
- Freehold - EPC Rating E



This delightful cottage presents a rare opportunity to acquire a property of considerable charm and character, featuring exposed beamed ceilings and a fireplace with a log burning stove. Situated within a desirable village, the cottage enjoys a peaceful setting yet remains convenient for surrounding towns.

The generously proportioned lounge offers an ideal space for relaxation, particularly in front of the cosy log burner. The bespoke fitted kitchen is well appointed with ample storage, an extended worktop, and a breakfast bar, and opens seamlessly into the adjoining dining area, creating a sociable and functional living space.

The ground floor also accommodates a contemporary bathroom, comprising a modern 3-piece suite and an electric shower, enhanced by natural light and a spacious feel.

To the first floor, a substantial landing provides access to four well sized bedrooms, each offering comfortable and versatile accommodation.

Externally, the property benefits from a rear garden with useful outbuildings, while a driveway to the rear off Stonepit Lane offers convenient off-road parking.

The property is located in the picturesque village of Skillington, which boasts a range of local amenities including a popular public house, two churches, and a village hall. The area is well served by several primary schools and offers excellent transport connections to both Melton





Mowbray and Grantham. From Grantham, a direct rail service to London King's Cross is available, with a journey time of just over one hour. **VACANT POSSESSION WITH NO ONWARD CHAIN.**

ACCOMMODATION

ENTRANCE LOBBY

With half glazed uPVC entrance door and inner pine ledged door to the sitting room.

LOUNGE

3.95m x 5.08m (13'0" x 16'8")

With uPVC double glazed window to the front elevation, exposed rafters, radiator, Yeoman high capacity solid fuel stove with water jacket, fitted shelving, built-in shelved cupboard, wood store, wall lights and under stairs storage cupboard.

INNER HALL

1.88m x 1.9m (6'2" x 6'2")

With radiator and staircase off to the first floor.

KITCHEN

2.82m x 2.97m (9'4" x 9'8")

Containing a range of fitted units comprising base cupboards and drawers with wooden work surfaces, deep glazed butler sink with chromed mixer tap, plumbing for dishwasher, sliding larder cupboard, large range cooker with double ovens and ceramic hob with six plates and a Rangemaster extractor hood over, breakfast bar, uPVC double glazed window to the side elevation.

DINING AREA

2.66m x 2.79m (8'8" x 9'2")

Having radiator, spotlights, cupboard and external double glazed stable door to the garden.

BATHROOM

1.85m x 2.94m (6'1" x 9'7")

Having uPVC obscure double glazed window to the rear elevation, re-fitted with a white suite comprising panelled bath with Mira electric shower over, circular wash basin with vanity storage beneath and low level WC., built-in airing cupboard with insulated indirect cylinder and electric immersion heater, tiled floor and attractive tiling to wet areas.

FIRST FLOOR LANDING

With built-in cupboard containing cold water tank.

BEDROOM 1

2.79m x 3.86m (9'2" x 12'8")

With uPVC double glazed window to the side elevation and radiator.

BEDROOM 2

2.79m x 3.52m (9'2" x 11'6")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

1.98m x 2.92m (6'6" x 9'7")

With uPVC double glazed window to the front elevation, radiator and built-in wardrobe cupboards with internal drawers and shelves.

BEDROOM 4

2m x 2.98m (6'7" x 9'10")

With uPVC double glazed window to the front elevation.

OUTSIDE

There is pedestrian access only to the front via The Square. At the rear there is vehicular access from Stonepit Lane. There are two useful brick built outbuildings, a concrete yard with external lighting, gravelled areas, grass, roses and decking. There is fencing to the boundaries and a gate leading to a PARKING AREA FOR 2 VEHICLES.





OUTBUILDING 1

1.62m x 2.25m (5'4" x 7'5")

OUTBUILDING 2

0.93m x 2.25m (3'1" x 7'5")

SERVICES

Mains water, electricity and drainage are connected. The central heating is provided via the back boiler to the stove. There is an immersion heater for hot water.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From Grantham proceed south and join the A1 continuing until signposted to Stoke Rochford and Skillington. Follow the sweeping road past the entrance to Stoke Rochford Hall and proceed in to the village of Skillington. As you enter the village via Grantham Road, the property can be reached on foot via The Square or via Stonepit Lane to the rear parking spaces.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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 required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services.

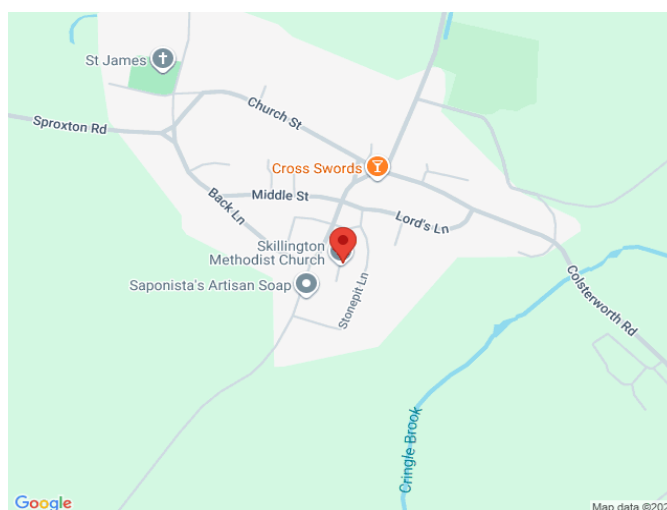
For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, appliances and equipment shown here are not tested and no guarantee as to their operation or efficiency can be given.
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