



WATER LANE, COTTINGHAM, LE16 8XU

PRICE GUIDE £525,000

ANDREW GRANGER & CO

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A delightful 4 bedroomed attached stone cottage located in a quiet backwater lane close to the centre of this desirable north Northamptonshire Conservation village retaining a wealth of charm and character. NO UPWARD CHAIN!

The property does require some modernisation/upgrading and briefly comprises of a reception dining room with inset wood burner on a brick hearth, sitting room with inglenook and cast iron range oven, well appointed kitchen, family room and utility room. On the first floor there are two bedrooms and a bathroom, and to the second floor there are two further bedrooms. Externally there is a garage to the side and car standing to the front, and a good sized mature rear garden.

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance door leads through to:

RECEPTION DINING ROOM 15'5 x 10'4 (4.70m x 3.15m)

Brick fireplace with wood burner, exposed ceiling timbers, radiator, electric & gas meter cupboard, window to front elevation, connecting door leading through to:

SITTING ROOM 15'6 x 13'7 (4.72m x 4.14m)

Inglenook with cast iron ornate range oven, exposed ceiling timbers, radiator, stairs rising to first floor, window to front elevation, connecting door leads through to:

UTILITY AREA 13'9 x 7'6 (4.19m x 2.29m)

Plumbing for appliance, window and door to garden.



CLOAKS/WC

Comprising of wc and wash hand basin.

BREAKFAST KITCHEN 19'4 x 7'9 (5.89m x 2.36m)

Fitted with a comprehensive range of matching base units, inset 1 1/2 stainless steel sink with drainer, recess with Rayburn oven set within a brick surround with plate rack above, exposed ceiling timbers, quarry tiled floor, two windows to the rear elevation.

FAMILY ROOM 18'9 x 7'11 (5.72m x 2.41m)

Wood flooring, radiator, window to side elevation.

FIRST FLOOR

LANDING

Approached via a staircase from the sitting room, useful storage cupboard.

BEDROOM ONE 11'6 x 9'3 (3.51m x 2.82m)

Radiator, fitted wardrobes provide hanging and storage space, window to front elevation.

BEDROOM TWO 11'1 x 9' (3.38m x 2.74m)

Radiator, exposed beams to ceiling and window to front elevation.

BATHROOM 6'8 x 6'1 (2.03m x 1.85m)

Suite comprising of bath, wc and wash hand basin, radiator and window to rear elevation.

SECOND FLOOR

LANDING

Seating area, window to rear elevation, useful linen cupboard.

BEDROOM THREE 13'9 x 9' (4.19m x 2.74m)

Feature ceiling sloping window to front elevation.



BEDROOM FOUR 14'5 into eaves x 7'9 extending to 10'9 (4.39m into eaves x 2.36m extending to 3.28m)

Fitted cupboard housing the hot water tank, further built-in wardrobe and window to front elevation.

OUTSIDE

To the front of the property is a car standing area which in turn leads to:

GARAGE 17'1 x 8'4 (5.21m x 2.54m)

Up and over door, connecting door gives access to the rear garden.

REAR GARDEN

The rear garden is set across two levels with a raised patio area, steps lead down to the lower garden being stocked with a variety of mature shrubs and trees, raised brick shrub borders, greenhouse and useful outside brick store.

NOTE TO PURCHASERS

The driveway allows access for the neighbouring properties to access their frontages/ driveways.

FIXTURES & FITTINGS

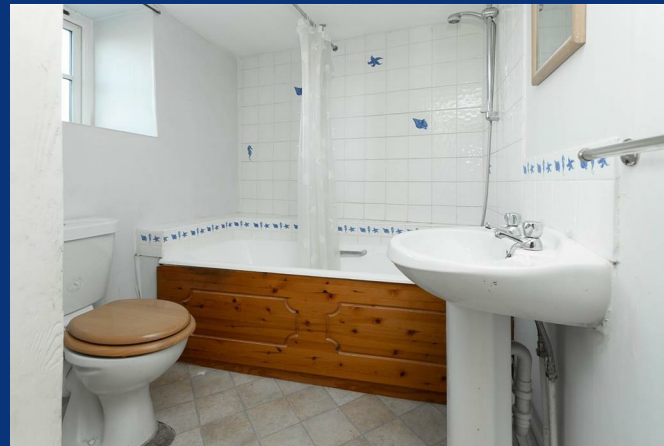
Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F.

CORBY BOROUGH COUNCIL

Council Tax Band E. For further information contact Corby Borough Council 01536 464000





STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

MONEY LAUNDERING

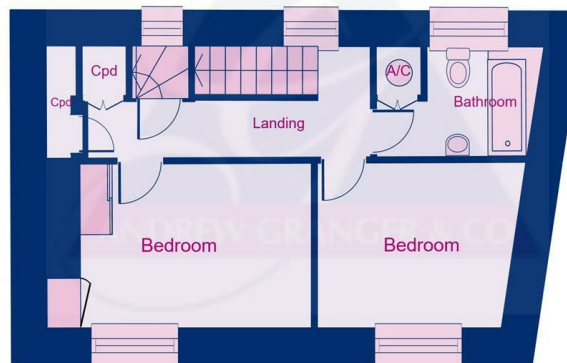
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





Ground Floor
Floor Area (Gross Internal) 84.4 sq.m. (908 sq.ft.) approx

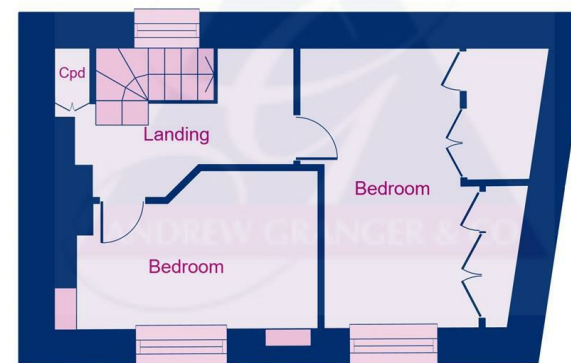
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First Floor

Floor Area (Gross Internal) 39.1 sq.m. (421 sq.ft.) approx

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Second Floor

Floor Area (Gross Internal) 39.1 sq.m. (421 sq.ft.) approx

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