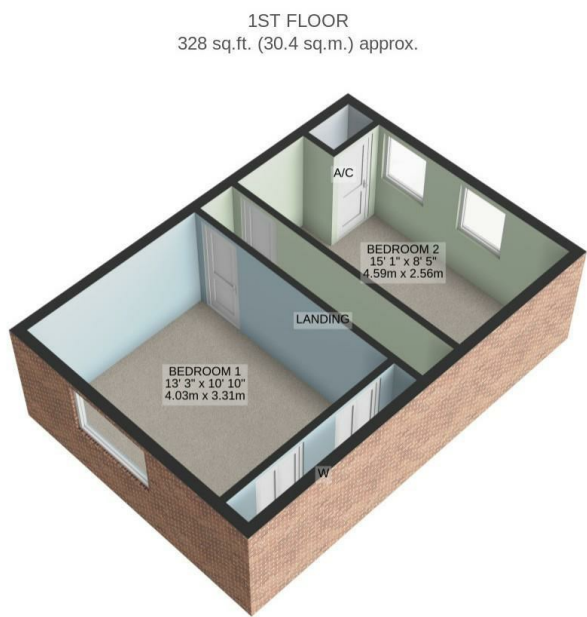


# Kelmarsh Road, Arthingworth LE16 8JX



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.



## Kelmarsh Road, Arthingworth LE16 8JX

- Village Location
- Two double bedrooms
- Open fire in the Lounge
- Double Glazed
- Multi fuel burner for heating and hot water
- Generous front garden

PRICE  
**£240,000**  
OFFERS IN EXCESS  
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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# Kelmarsh Road, Arthingworth LE16 8JX

PRICE £240,000 FREEHOLD

**\*\*IN PERSON AND VIDEO VIEWS AVAILABLE \*\*** Situated in the popular and quaint village of Arthingworth, is this two double bedroom red brick terraced cottage. The house is ideally located within easy walking distance for the local pub and village hall. The property is double glazed and centrally heated by a multi fuel burner. Other benefits a refitted bathroom and generous front garden. The overall accommodation comprises Lounge/Dining room with open fire place, Kitchen with the multi fuel burner, bathroom and lean to conservatory/Utility room. The first floor offers two double bedrooms and loft room (for storage only). Outside is the aforementioned front garden. Viewing is recommended as these properties are rarely available.

## ENTER

Via obscured Upvc double glazed door to Lounge/Sitting Room

## LOUNGE/SITTING ROOM

15'1" x 10'4" (4.6m x 3.15m )

Having Upvc double glazed window to front, brick built open feature fire place with display mantel and hearth, ceiling coving ad glazed/timber door to Inner Hall

## INNER HALL

Having stair case raising to first floor landing and doorway to Kitchen

## KITCHEN

14'7" x 8'6" (4.45m x 2.6m )

Farmhouse style high and base level cupboard units with drawer space and work tops with tiled surrounds, one and half bowls stainless steel sink unit with mixer tap, electric cooker point, appliance space to include plumbing for automatic washing machine/dishwasher, original built in storage cupboard and under stairs cupboard/pantry, fire place with stone grate housing multi fuel burner, Quarry tiled floor, Upvc double glazed window to rear, timber panelled doors to understairs storage cupboard/pantry, Inner Hall to Bathroom with ceramic tiled floor, Upvc double glazed door to rear into Lean To/Utility Room

## BATHROOM

6'6" max x 7'2" max (2m max x 2.2m max )

Refitted three piece suite comprising of close coupled Wc, vanity wash hand basin and panelled bath with shower and screen over, full tiling to wall and floor, obscured double glazed window to side, wall mounted heated towel rail/radiator, shaver point and extractor

## LEAN TO/UTILITY ROOM

Having Upvc double glazed windows to side and rear, double Perspex room with timber struts, work surface area and appliance space to include plumbing for automatic washing machine, glazed timber door to Rear

## LANDING

Having panelled doors to Two Double Bedrooms

## BEDROOM ONE

11'3" min plus built in wardrobes x 10'4" (3.45m min plus built in wardrobes x 3.15m )

Having Upvc double glazed window to front enjoying views over roof tops beyond, double panelled radiator, built in double wardrobes providing clothes hanging and shelving space, ceiling coving, door and stair case leading to loft room/Attic

## BEDROOM TWO

13'5" x 8'6" (4.1m x 2.6m )

Having two Upvc double glazed windows to rear, single panelled radiator and ceiling coving, airing cupboard with shelving

## LOFT ROOM/ATTIC

Currently being used for storage and office space with sealed unit Velux window to rear and ample eaves storage space

## OUTSIDE FRONT

The front of the property offers shared gravel pathway leading to neighbouring cottages, timber picket fence and gate to enclosed front garden with further gravelled patio, stepping down to lawn gardens with shrub and flower borders leading to further areas and timber shed

## OUTSIDE REAR

Access from steps from the back door of the property to shared pathway used for bin access only



call to view 01536 418100

