



## GOADBY ROAD, WALTHAM ON THE WOLDS

Guide Price £325,000

Two Bedrooms

Freehold



CHARACTER COTTAGE

TURN KEY PROPERTY

LOG BURNER

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

CHAIN FREE

HOME OFFICE

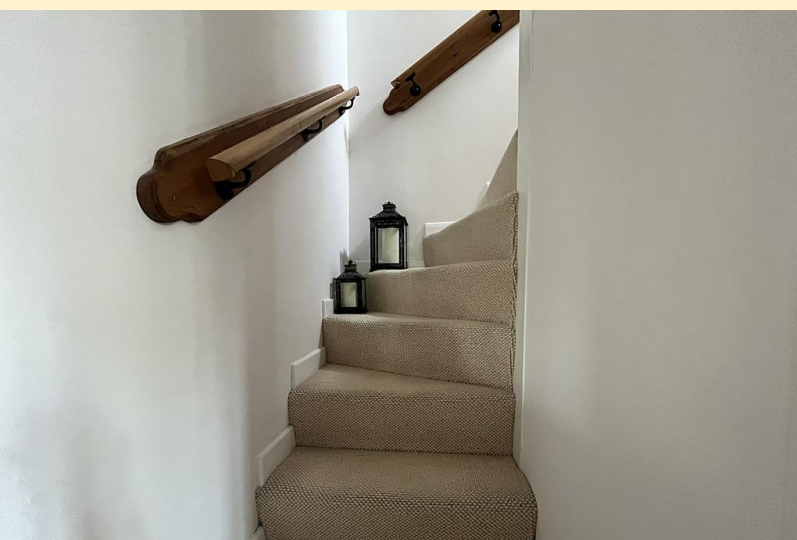
LOCAL SCHOOLS NEARBY

COUNCIL TAX BAND C

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Nestled in the heart of the highly sought-after village of Waltham on the Wolds, this characterful, extended two bedroom cottage with detached garage and home office in the rear yard. Perfectly positioned for access to Melton Mowbray, Nottingham, and Grantham, with convenient rail links to London Kings Cross. The well serviced village has a primary school, school bus to Belvoir High School, a public house, shop/post office and a medical practice.

The accommodation on offer comprises; kitchen diner and lounge to the ground floor, two bedrooms and family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a home office space. The furniture is available by separate negotiation, offering flexibility for buyers. The property benefits from a Hive smart- heating system, allowing convenient temperature control from your phone. Both the boiler and hot water tank are under 10 years old.

**KITCHEN/DINER** 13' 10" x 15' 0" (4.24m max x 4.58m max) Featuring double-glazed windows to the side and rear, together with two ceiling skylights, this bright and versatile space includes a double radiator and an original door leading through to the lounge. There is ample room to dine, complemented by ceiling spotlights and the comfort of underfloor heating. The kitchen area is fitted with base units topped with work surfaces, an inset Belfast sink with a high-rise mixer tap, and space for a freestanding fridge/freezer, cooker and washer-dryer. A useful under-stairs storage cupboard sits to one side, along with a door giving access to the staircase.

**LOUNGE** 17' 4" x 11' 10" (5.29m x 3.61m) With double-glazed windows to the front aspect, this inviting room is full of character, featuring exposed beams and an inset wood burning stove set within a striking exposed stone surround. Laminate wood flooring, TV aerial point and a double radiator enhances the cosy feel. The two sofas will be included in the sale, other furniture for negotiation.

**LANDING** A double-glazed window to the side aspect enjoys views overlooking the Church, while a double radiator provides warmth. The room also features a loft hatch for additional storage access. Original doors off to;

**BEDROOM ONE** 8' 9" x 11' 10" (2.67m x 3.62m) Double glazed window to the front aspect, double radiator and carpet flooring. Furniture by negotiation.

**BATHROOM** 7' 11" x 11' 6" (2.43m x 3.51m) Comprising of a panel bath with shower over complemented with a glazed screen, dual flush WC and a pedestal wash hand basin. Double glazed obscure window for privacy, double radiator, tiled splash backs, vinyl flooring and large airing cupboard with plumbing for a washing machine.

**BEDROOM TWO** 8' 3" x 13' 1" (2.54m max x 3.99m max) Double glazed window to the front aspect, single radiator, bespoke storage shelving and carpet flooring. Furniture by negotiation.

**OUTSIDE SPACE** Accessed through double wooden gates, the property opens onto a patterned imprinted concrete driveway providing generous off-road parking and leading to the detached garage, converted home office and the neatly positioned oil tank. To the rear, a south-west facing yard enjoys long afternoon and evening sun, offering a sheltered, low-maintenance outdoor space ideal for relaxing or entertaining.

**GARAGE** With an up and over door, power and light and boarded loft.

**HOME OFFICE** 11' 7" x 12' 11" (3.55m x 3.96m) This versatile space is currently used as a guest room and would make an excellent home office or hobby room. Having a double-glazed window and external door, bespoke fitted storage, TV unit with aerial point, wired Wi-Fi and electrics.

**SOLAR PANELS** There are 6 x feed-in tariff solar panels on the rear side roof of the property and they are owned outright. Please ask for further details.

**AGENTS NOTE** TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

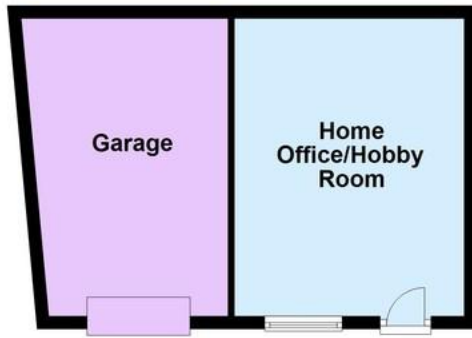
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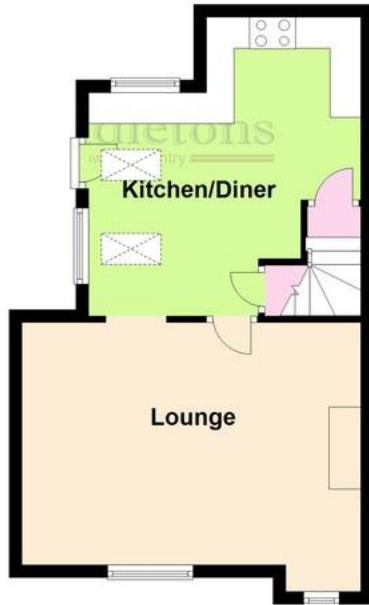




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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