NEWTON FALLOWELL



Station Crossing Cottage, Station Road, Midville - PE22 8HW

£240,000

Station Crossing Cottage, Station Road

Midville, Stickney

Enjoying an enviable position in a semi-rural village setting with attractive open views to the front, this charming detached home occupies a generous plot offering both space and privacy. Full of character throughout, the accommodation comprises a porch, entrance hall, cosy sitting room with multi-fuel burner, dining kitchen, conservatory, utility and cloakroom to the ground floor. To the first floor are two double bedrooms and a bathroom with separate shower. Outside, the substantial plot provides ample off-road parking, a lawned garden and a versatile store/studio offering potential for conversion, subject to the necessary planning consents. Further benefits include oil-fired central heating and double glazing. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

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ACCOMMODATION
Part glazed entrance door through to the:

PORCH
Having window to front elevation and further part glazed door to the:

ENTRANCE HALL
Having window to side elevation, radiator and staircase rising to first floor.

SITTING ROOM
14' 0" x 13' 6" (4.26m x 4.11m)
(max) Having windows to front & side elevations, coved ceiling, radiator, understairs storage cupboard with oil fired boiler providing for both domestic hot water & heating and brick-built fireplace with inset multi-fuel burner.

DINING KITCHEN
11' 6" x 9' 2" (3.51m x 2.79m)
Having window to side elevation, radiator and slate tiled floor. Fitted with a range of base & wall units with work surfaces comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards & open-ended shelving over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & concealed extractor over.

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REAR ENTRANCE LOBBY
Having quarry tiled floor and part glazed door to the:

CONSERVATORY
15' 10" x 3' 10" (4.82m x 1.18m)
Of sealed unit double glazed uPVC frame construction with uPVC roof and part glazed door to side elevation.

UTILITY
Having window to rear elevation, radiator, work surface with cupboard & drawer under, space & plumbing for automatic washing machine.

CLOAKROOM
Having window to side elevation, low level WC and wall mounted hand basin.







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FIRST FLOOR LANDING
Having window to side elevation and access to roof space.

BEDROOM ONE
13' 11" x 10' 2" (4.25m x 3.10m)
Having window to front elevation, radiator and built-in storage cupboard.

BEDROOM TWO
13' 3" x 9' 5" (4.03m x 2.88m)
Having window to rear elevation and radiator.

BATHROOM
Having window to rear elevation, corner panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

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EXTERIOR
The property has a gravelled driveway which provides ample off-road parking. To the rear there is a paved patio, a lawned garden, log store and oil storage tank.

STORE/STUDIO
17' 3" x 15' 5" (5.26m x 4.70m)
(plus store) Offering scope and potential for annexe accommodation subject to planning permission. Having two sliding doors to the front, window to side and further store.

THE PLOT
The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES
The property has mains electricity and water connected. Drainage is to a cesspit. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.

AGENT'S NOTE
We are aware that the property had a collapsed drain & vegetation for which work was carried out to rectify the problem and paid by insurance with a guarantee.

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LIFETIME LEGAL

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AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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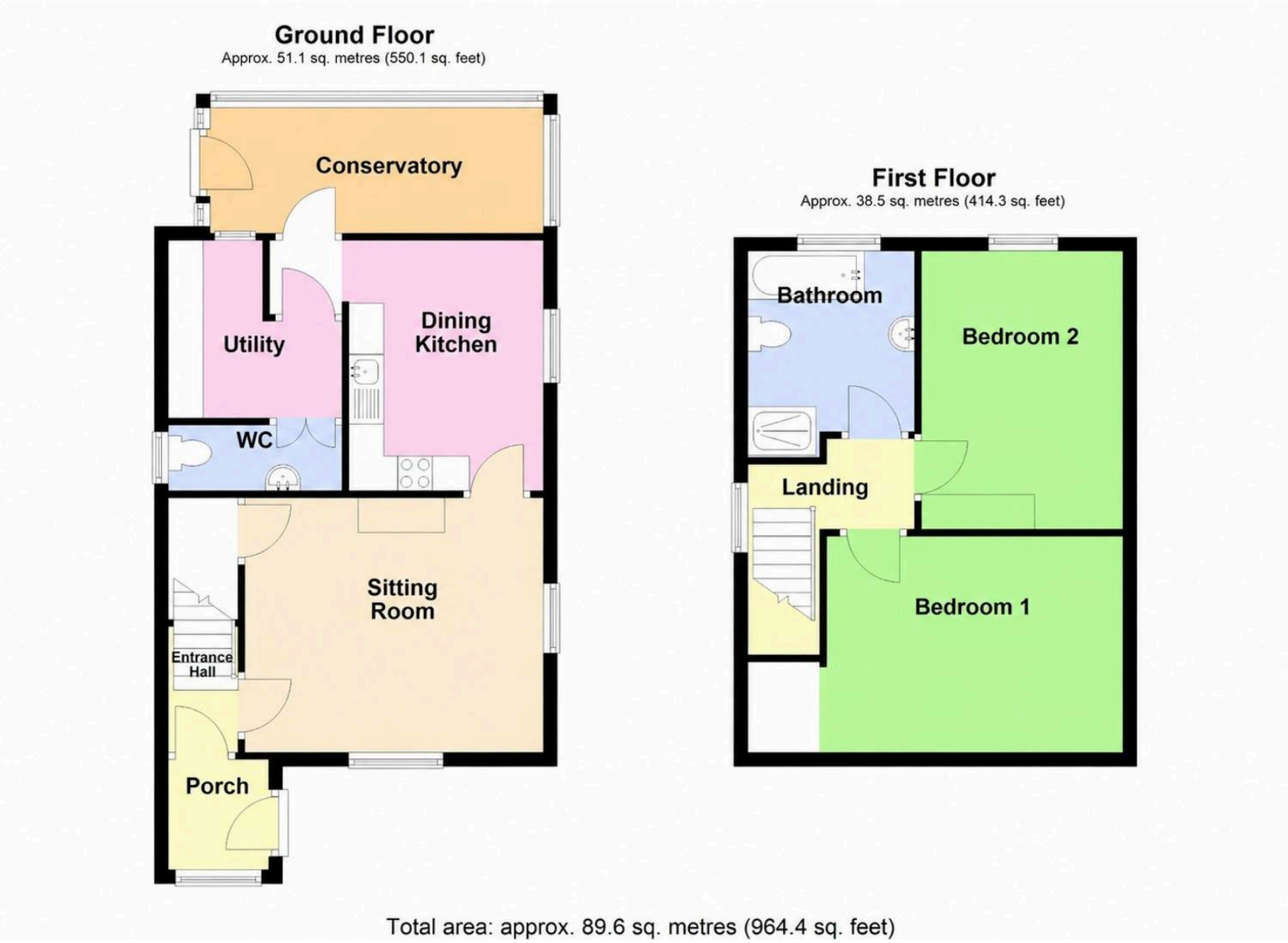




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