

CHURCH LANE, WALTHAM ON THE WOLDS

Asking Price Of £280,000

Three Bedrooms

Freehold

Middletons
town & country

- GRADE II LISTED COTTAGE
- DOWNSTAIRS WC
- COTTAGE GARDENS
- GOOD COMMUTER LINKS
- GARAGE AND DRIVEWAY
- CONVERTED OUTBUILDING
- LOCAL SCHOOLS NEARBY
- VILLAGE WITH AMENITIES
- COUNCIL TAX BAND E

01664 566258

info@middletons.uk.com











Originally three charming cottages dating back to the early 1600s, this Grade II listed home has been thoughtfully combined to create a spacious four-bedroom residence. Nestled in the heart of the highly sought-after village of Waltham on the Wolds, 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 ground floor offers an entrance hall, lounge, dining room, kitchen diner, utility, and cloakroom. Upstairs, three bedrooms are served by a four-piece family bathroom. Beyond the main house, a converted outbuilding adds versatility, offering a further double bedroom and shower room, ideal for guests or a home office. Outside, the property enjoys a driveway, garage, and delightful cottage gardens.

ENTRANCE HALL Front door into the entrance which is open plan to the dining room, having doors off to the cloakroom and kitchen.

CLOAKROOM 2' 10" x 5' 10" (.87m x 1.78m) comprising a low flush WC and a vanity unit wash hand basin.

KITCHEN/DINER 13' 4" x 10' 8" (4.08m x 3.27m) The kitchen is fitted with a comprehensive range of wall, base, and drawer units, all topped with sleek granite work surfaces, stainless steel sink and drainer unit with mixer tap over. Integrated fridge freezer, eye level Smeg double oven and grill complemented with an Electrolux electric hob with extractor hood over. Dual aspect windows fitted with roller blinds allow plenty of natural light, character abounds thanks to exposed ironstone and brickwork, paired with original beams that create a warm, rustic charm. Ample room for a breakfast table, radiator, LED lighting and tiled flooring.

UTILITY ROOM 6' 0" x 5' 11" (1.84m x 1.81m) Having a base unit topped with work surfaces with space and plumbing for a washing machine and dishwasher. Tiled flooring and an external door to the garden.

DINING ROOM 14' 3" x 12' 0" (4.35m x 3.68m) Having dual aspect windows, two radiators, exposed brick fireplace with an electric stove, original exposed beams and carpet flooring. A part glazed door leads to the hallway.

LOUNGE 15' 8" x 11' 5" (4.8m x 3.48m) Having a windows with seating and a double glazed door to the garden, radiator, exposed iron-stone fireplace with beam mantle with an inset electric log burner, original exposed beamed ceiling and carpet flooring.

INNER HALL Accessed from a door in the dining room, having stairs to the first floor landing and a window to the front.

LANDING Having an airing cupboard, a further storage cupboard, radiator and wood doors off to;

BEDROOM ONE 16' 6" x 12' 4" (5.03m x 3.78m) Having dual aspect windows fitted with roller blinds, radiator, loft hatch, fitted wardrobes, exposed original beams and carpet flooring.

BEDROOM TWO 11' 1" x 13' 10" (3.4m x 4.23m) Having dual aspect windows, radiator, vanity unit wash hand basin, exposed beams and carpet flooring.

BEDROOM THREE 8' 4" x 7' 7" (2.56m x 2.32m) Having a front facing window, radiator, exposed beams and carpet flooring.

BATHROOM 13' 7" x 10' 11" (4.15m x 3.35m) Comprising of a low flush WC, double ended bath with central mixer tap, vanity unit wash hand basin, shower cubicle with mermaid boards and a heated towel rail. Obscure glazed window fitted with a roller blind for privacy, part tiled walls and flooring.

OUTBUILDING

BEDROOM FOUR 8' 6" x 10' 0" (2.61m x 3.05m) Double bedroom having a window and external door to the garden, radiator, carpet flooring and a door to the shower room.

SHOWER ROOM 5' 4" x 8' 11" (1.65m x 2.73m) comprising of a shower cubicle, vanity unit wash hand basin, low flush WC and a heated towel rail. Two obscure glazed windows, airing cupboard and tiled flooring.

DRIVEWAY Accessed from The Paddocks the tarmac driveway provides generous off road parking and access to the double garage.

GARAGE 16' 0" x 18' 10" (4.89m x 5.76m) Having an up and over door, power and light connected. Windows to the side and rear with a personnel door to the garden.

GARDENS Having block paved seating areas and pathways for ease of maintenance with raised beds of established shrubs and trees, steps lead up to a decked seating area under a wooden pergola and further paved seating areas, original stone well, greenhouse, garden tap and courtesy lighting. Gated access to the driveway.

GRADE II LISTED The property is Grade II Listed. More information can be found by entering this address into a search engine historicengland.org.uk/listing/the-list/list-entry/1188830?section=official-list-entry

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.





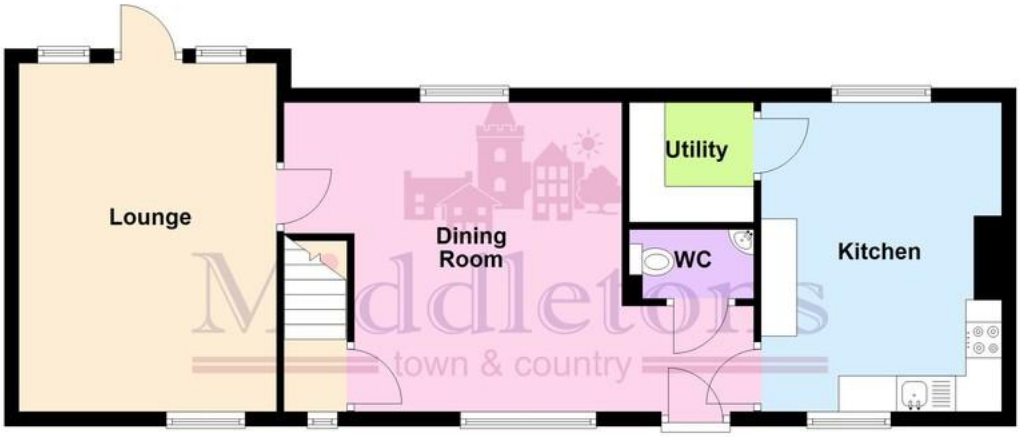




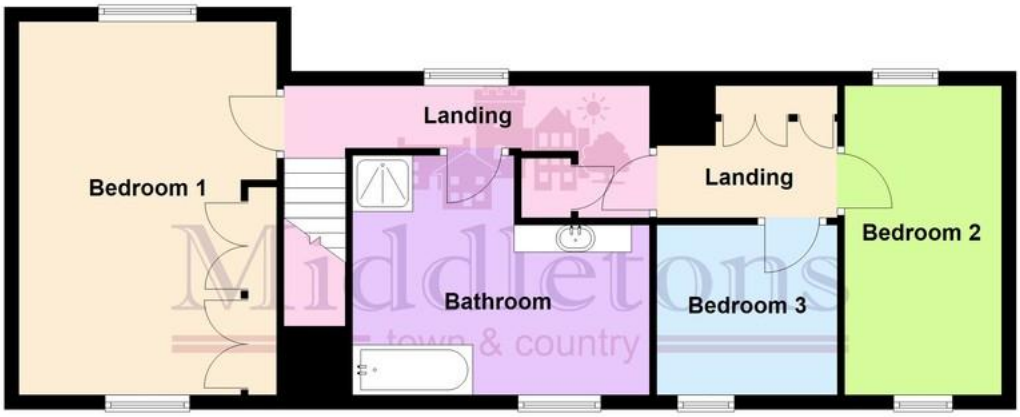




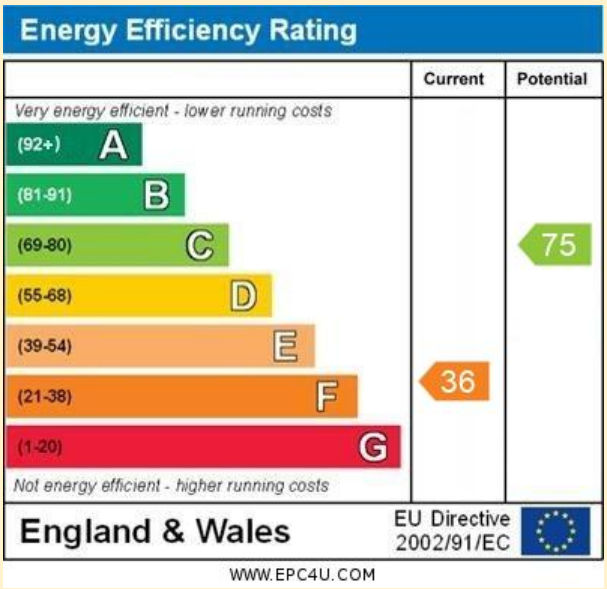
Ground Floor



First Floor



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



01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
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