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10 Peasecroft, Cottered, SG9 9QS

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Asking Price £335,000

iWEstates are pleased to offer for sale this CHAIN FREE, semi-detached home located in the peaceful village of Cottered. In need of modernisation, with a stunning south-facing outlook across fields, this 3 bedroom property has the potential to become a delightful family home.

Please be aware that this property is of a non standard construction and we would, therefore, recommend speaking to your mortgage provider prior to viewing.

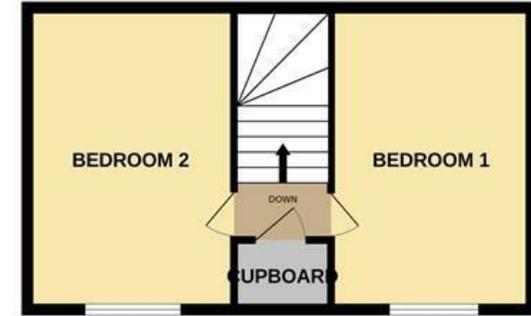
- CHAIN FREE
- Off-Street Parking for 3/4 Vehicles
- Recently Refitted Bathroom
- Village Location
- Views Over Fields
- 2 DOUBLE Bedrooms
- Potential to Extend STPP
- Double Glazed Throughout
- Large Rear Garden

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GROUND FLOOR  
1107 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### External

Bricked driveway with space for several vehicles, mature borders and half wall surrounding, access to garage and rear garden

### Porch

3'6" x 6'9"  
uPVC double glazed porch with obscured glass and multilock door with bronze furniture and ceramic tiled floor

### Entrance Hall

10'5" x 5'10" x 8'9"  
Fitted carpet, ceiling light, cupboard housing electrics, radiator, uPVC double glazed door with obscure glass, under stairs storage cupboard, power socket, stairs to first floor

### Landing

2'11" x 4'9"  
Fitted carpet to stairs, handrails, ceiling light, storage cupboard housing cold water tank & access to eaves storage

### Bedroom 1

15'3" x 10'9"  
Double bedroom, wood effect laminate flooring, power socket, ceiling light fitting, radiator, uPVC double glazed window to rear aspect

### Bedroom 2

15'3" x 11'6"  
Double bedroom, wood effect laminate flooring, power socket, ceiling light fitting, radiator, uPVC double glazed window to rear aspect, built in storage cupboard

### Bathroom

6'0" x 5'6"  
Recently refitted white suite comprising bath with mixer tap and hand held shower head, hand basin with mixer tap set into vanity unit and low level w/c. uPVC double glazed obscured glass window to side aspect. Vinyl flooring, light fitting and fully tiled walls in grey ceramic

### Bedroom 3

10'5" x 10'9"  
Double bedroom, wood effect laminate flooring, power socket, ceiling light fitting, radiator, uPVC double glazed window to front aspect, built in storage cupboard

### Living Room

10'11" x 16'11"  
Fitted carpet, power sockets, built in cupboards & shelving above. Radiator and original tiled hearth. Ceiling light fitting, uPVC double glazed sliding door to conservatory

### Conservatory

15'10" x 8'0"  
uPVC double glazed conservatory to rear aspect with sliding door giving access to the rear garden, tiled floor, power socket

### Kitchen

13'3" x 8'5"  
Floor & wall units, single sink with mixer tap, ceiling light, power socket, tile effect laminate flooring, hearth housing Rayburn range cooker. Rayburn system serviced in February 2025. Pantry with uPVC double glazed window to side aspect, storage cupboard housing hot water tank. uPVC double glazed window to rear aspect, uPVC double glazed door with obscure glass giving access to workshop & utility room.

### Lobby

4'1" x 4'0"  
uPVC double glazed French doors to garden, fitted carpet, ceiling light, wooden doors to utility room and workshop

### Workshop

8'2" x 4'1"  
Light fitting, power socket, work benches & uPVC double glazed window to rear aspect

### Utility

5'2" x 12'9"  
Ceiling strip light, 2 work benches, sink with single hot and cold taps, uPVC double glazed window to front aspect, power socket, radiator, tiled floor & plumbing for washing machine

### Garage

11'10" x 26'10"  
Double length garage of concrete/brick construction with up and over door. Oil tank within garage serviced with new parts in February 2025

### Rear External

47'11" x 54'11"  
South facing rear garden overlooking fields, mostly laid to lawn with a large patio area. Side access to driveway. Low fencing and gated access to fields

### Agents Note

Council Tax Band: C - £2,079.38 p.a. (Subject to Change)

