

## Fairmans Cottage 7 Main Street, Dunton Bassett, LE17



**£310,000**

Situated in the charming village of Dunton Bassett, this delightful three-bedroom period cottage offers a perfect blend of character and modern living. As you enter through a sturdy composite door, you are welcomed into a warm and inviting dining room, setting the tone for the rest of the home. The lounge features exposed timber beams and an impressive inglenook fireplace, complete with a morso squirrel woodburning stove, creating a cosy atmosphere ideal for relaxing evenings. The cottage boasts two generously sized double bedrooms, providing ample space for rest and relaxation, alongside a single bedroom that is currently utilised as a home office, catering to the needs of modern living. The bathroom is well-appointed, featuring a shower over the bath, ensuring convenience for all. Outside, the property reveals a charming courtyard garden, adorned with well-stocked shrub borders, perfect for enjoying the outdoors or entertaining guests. Additionally, the garage, equipped with an electric roller door, is conveniently accessed via a shared drive at the side of the cottage, offering practical storage solutions. This terraced cottage is situated in a popular village location, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With its period features and modern amenities, this property is a wonderful opportunity for families or professionals looking to settle in a picturesque setting. Don't miss the chance to make this enchanting cottage your new home.

*Service without compromise*



Dining Room 13'0 x 11'3 (3.96m x 3.43m)



Enter via a composite cottage door into this lovely dining room with a window to the front aspect and an original cast iron fireplace.

Dining Room Photo Two



Lounge 16'0 x 12'7 (4.88m x 3.84m)



This cosy lounge has dual aspect windows and exposed timber beams to the ceiling. The brick inglenook fireplace has a timber beam mantle and a quarry tiled hearth that houses a Morso Squirrel woodburning stove. A door leads to the staircase rising to the first floor accommodation.

Lounge Photo Two



**Kitchen 11'0 x 7'5 (3.35m x 2.26m)**



Fitted with a range of modern cabinets with quartz surfaces. Stainless steel undermounted sink with mixer taps. Built in oven and combination microwave. Gas hob with extractor canopy. Integral dishwasher, washing machine and fridge. There is a window to the rear aspect, laminate flooring and a wooden door that gives direct access to the courtyard garden.

**Kitchen Photo Two**

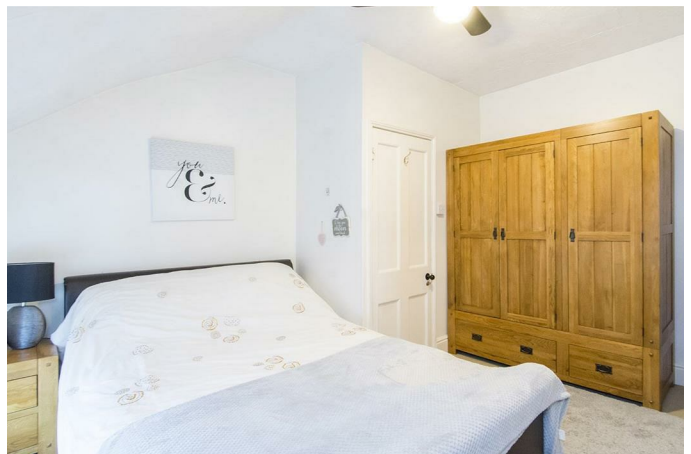


**Landing**



Communicating doors to all rooms. Wall mounted electric heater.

**Bedroom One 12'9 x 11'4 (3.89m x 3.45m)**



A double bedroom with a window to the front aspect and a radiator.



Bedroom One Photo Two



Bedroom Two Photo Two



Bedroom Two 11'2 x 11'1 (3.40m x 3.38m)



Bedroom Three 10'4 x 7'3 (3.15m x 2.21m)



A double bedroom with a window to the rear aspect, radiator and a cupboard housing the gas central heating boiler.

A single bedroom with a window to the front aspect and a radiator. This room is currently set out as a work from home office.

**Bathroom 7'3" x 6'2" (2.21m x 1.88m)**



Fitted with a low level WC. Hand wash basin set onto a bespoke set of drawers. Bath with shower and side screen. Heated towel rail, Ceramic wall tiles and vinyl flooring. Opaque window to the rear aspect.

**Rear Garden**



The pretty courtyard garden has regular paved seating area and there are well stocked retained shrub borders. A gate leads to the garage & parking.

**Rear Garden Photo Two**



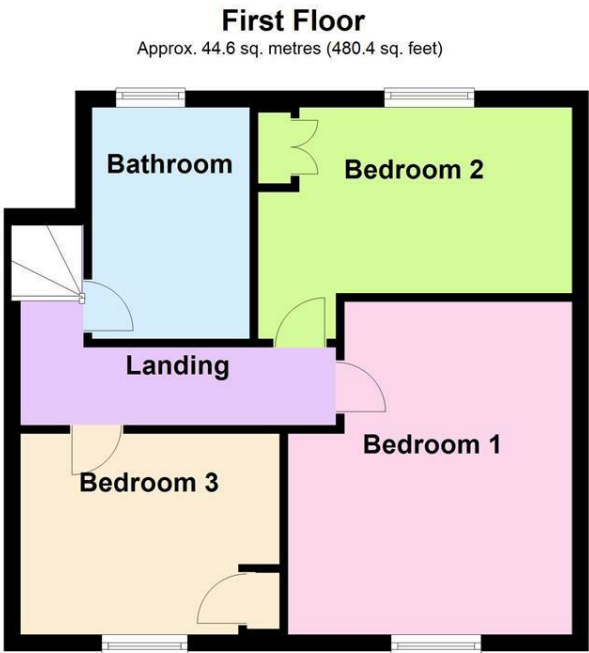
**Garage & Parking 20' x 12'5" (6.10m x 3.78m)**



There is a parking space in front of the garage that is accessed via a shared driveway at the side of the cottage and has an electric roller door to the front .Power & light



Floor Plan

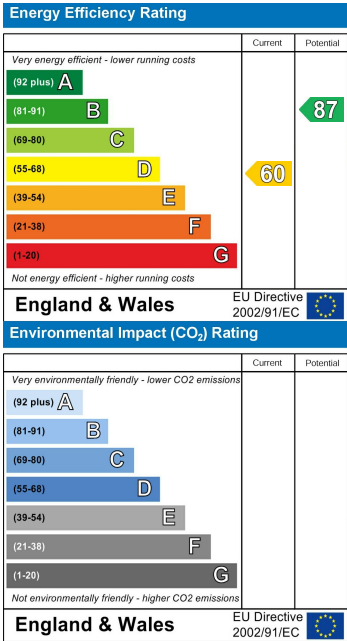


Total area: approx. 85.3 sq. metres (918.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise