



20 Wartnaby Road, Ab Kettleby, LE14 3JJ

£164,950

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**20 Wartnaby Road  
Ab Kettleby  
LE14 3JJ**

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A fantastic opportunity to acquire this spacious two bedroom end of terraced stone and brick built cottage situated in the highly regarded village of Ab Kettleby.

Ab Kettleby is a quiet village which benefits from a local pub, primary school and has good links to both Melton Mowbray, Nottingham, Loughborough and Leicester.



Kitchen



Lounge



Bedroom one



Bedroom Two

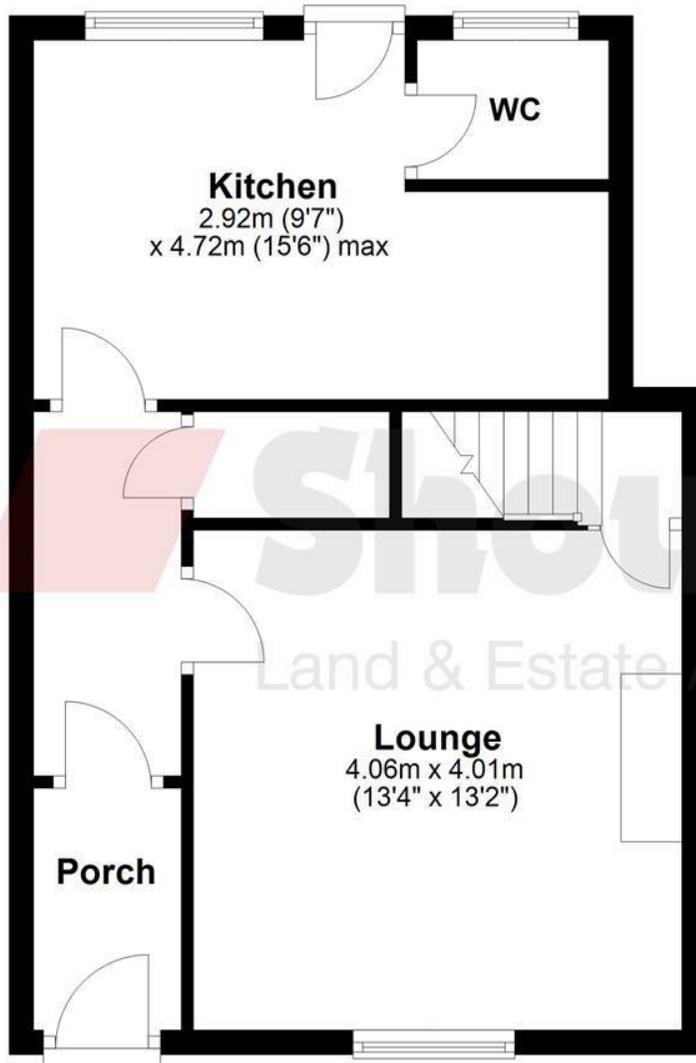
This charming property is entered through a uPVC door into a shared porch with number 22, featuring original quarry tiled flooring and a hardwood door leading into the home. The spacious sitting room offers a cosy atmosphere with a fire place, character beamed ceiling, a front-facing window, radiator, and stairs rising to the landing. From here, a hallway provides access to an under-stairs storage cupboard. The kitchen/diner is fully fitted with hardwood base and eye-level units, laminate worktops, and space for an oven, washing machine, and fridge. It also includes a stainless steel sink, a gas-fired boiler, radiator, tiled splashbacks, tiled flooring, and a uPVC door opening out to the garden. A convenient ground floor WC is fitted with a sink, low flush WC, and tiled flooring.

Upstairs, bedroom one is particularly spacious and enjoys pleasant views over the surrounding countryside, along with front-facing windows and a radiator. Bedroom two is a rear-facing double bedroom with a window overlooking the back and a radiator. The bathroom is fitted with a low flush WC, ceramic pedestal sink, radiator, and a panelled bath with a screen and mixer shower, complemented by tiled splashbacks and a rear window.

Outside, there is on-street parking to the front of the property. To the rear sits a large brick-built store with lighting connected, offering excellent potential for conversion into a workshop or home office (subject to the necessary planning permissions). Immediately behind the property are small planting beds, while beyond the garden of number 24 lies a larger garden area mainly laid of lawn and bordered by mature trees, creating a pleasant outdoor space.

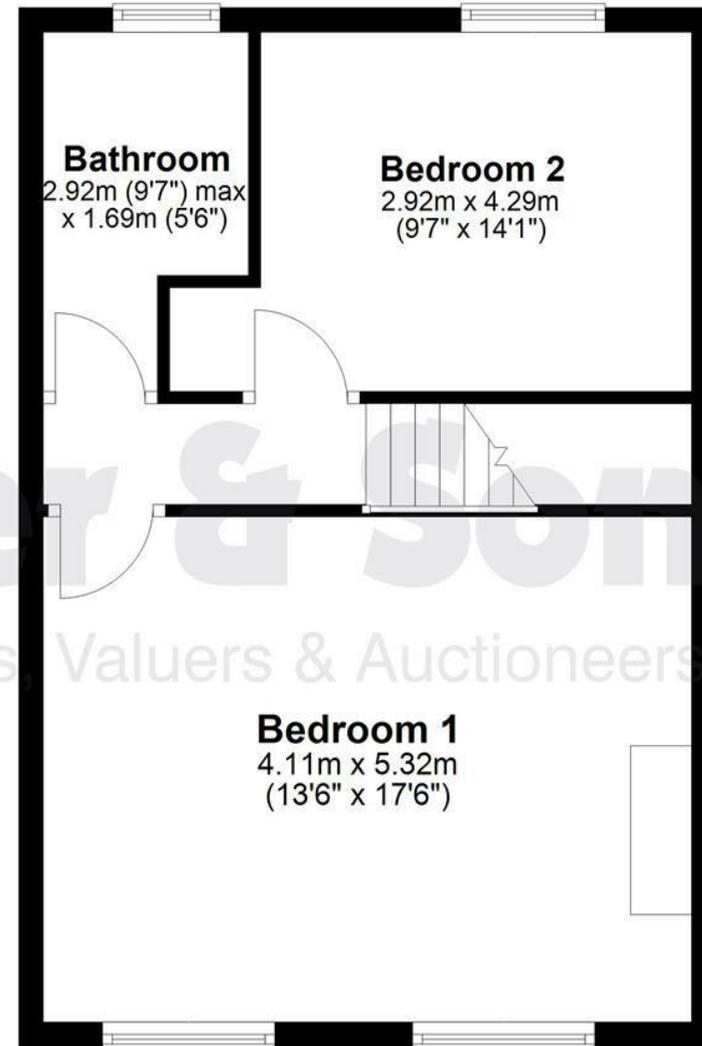
## Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)

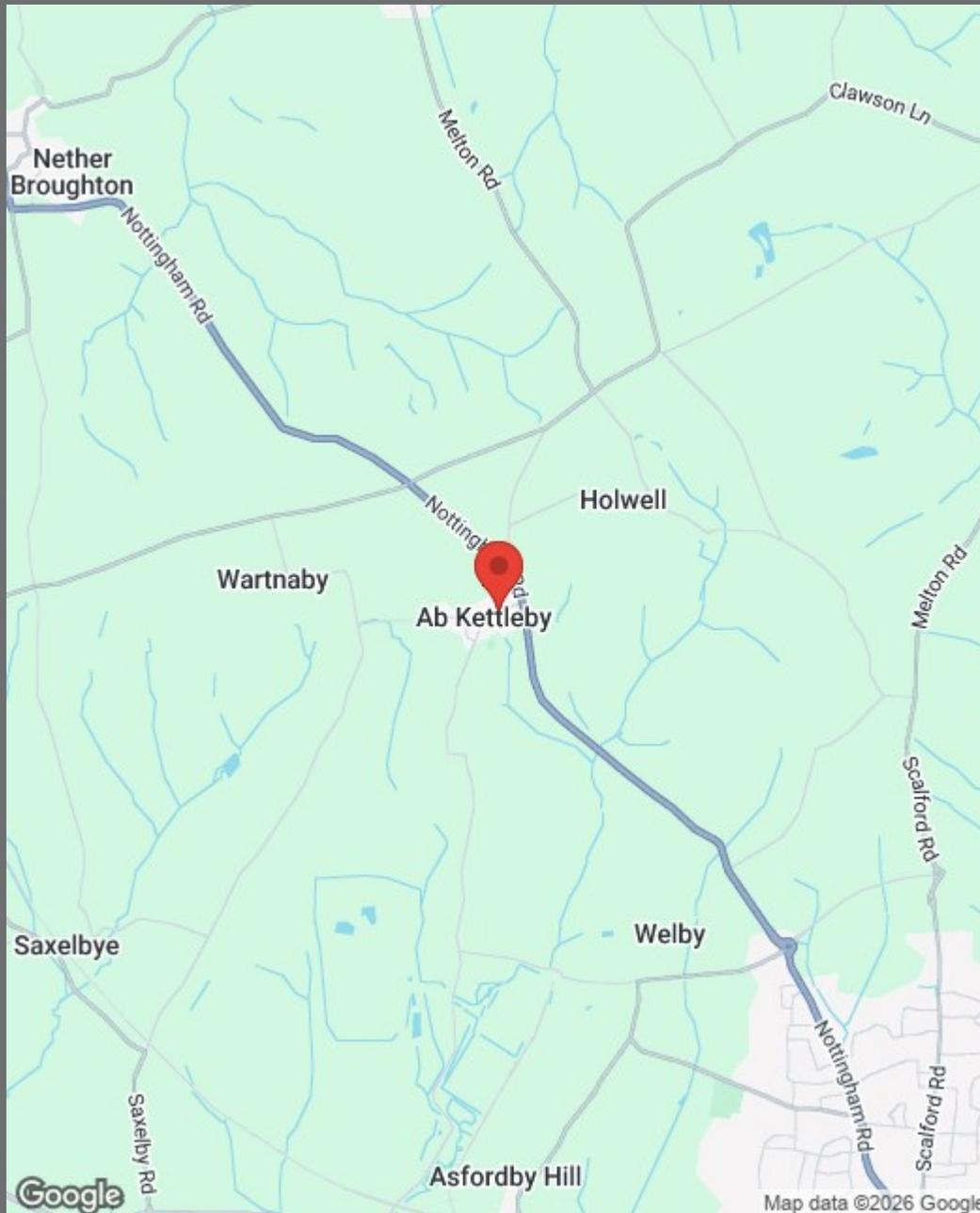


## First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



Garden

- CHARACTER FEATURES THROUGHOUT
- KITCHEN DINING ROOM
- END TERRACE PROPERTY
- POPULAR VILLAGE
- GAS FIRED HEATING & uPVC DOUBLE GLAZING
- DOWNSTAIRS WC
- BRICK BUILT outhouse
- TWO BEDROOMS
- NO ONWARD CHAIN
- GARDEN SITUATED BEHIND ADJOINING GARDENS



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