

Church Walk Cottage, Church Lane, Bridge Street, Marston
Grantham NG32 2HL

william h brown

welcome to

Church Walk Cottage, Church Lane, Bridge Street, Marston Grantham

GUIDE PRICE £300,000 - £325,000 - Charming character property situated in a desirable village location, offering a dual aspect lounge with log burner, separate dining room and three double bedrooms. Spacious rear garden, driveway parking and a downstairs bathroom, offering practical family living.

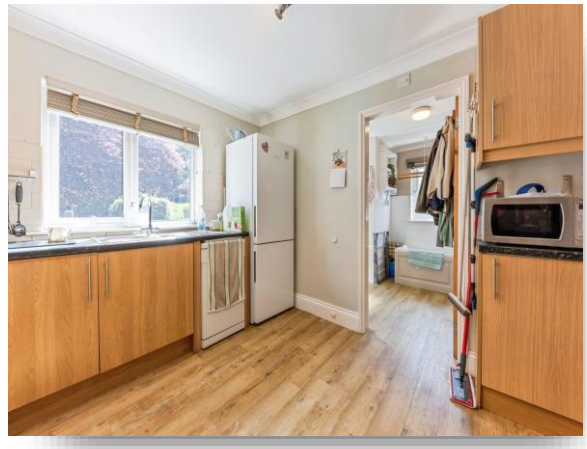












Entrance/Utility
10' 6" x 5' 3" (3.20m x 1.60m)
Entrance porch with wood effect flooring window to the front and a door leading to the garden.

Lounge
16' x 13' 2" Widest Point (4.88m x 4.01m Widest Point)
Lovely dual aspect room with a solid pine wood door, windows to both the front and rear aspects, beautiful stone fireplace with log burner, two radiators and Karndean flooring.

Dining Room
11' 2" min x 10' 7" (3.40m min x 3.23m)
With a window to the rear aspect, storage cupboard with a solid pine 4 panel door, original wood beams, radiator, Karndean flooring, arch leading into the kitchen and solid pine door leading up to the first floor landing.

Kitchen
8' 1" x 10' 3" (2.46m x 3.12m)
With a window to the side aspect and having a range of units with worktops over, stainless steel sink and drainer. Oven, space for appliances, tiling to the walls, Karndean flooring and a radiator.

Family Bathroom Downstairs
10' 1" x 7' 11" (3.07m x 2.41m)
Dual aspect room with windows to both the side and rear aspects comprising of a bath, shower cubicle, vanity sink unit, low level WC and a radiator.

First Floor Landing
Landing with carpet and window to the side aspect.

Bedroom One
13' 4" x 8' 9" (4.06m x 2.67m)
With a window to the side aspect, carpet and a radiator.

Bedroom Two
13' 2" x 8' (4.01m x 2.44m)
With a window to the front aspect, carpet and a radiator.

Bedroom Three
11' 6" x 11' Widest Point (3.51m x 3.35m Widest Point)
With a window to the side aspect, carpet and a radiator.

General Description Outside
Large garden to the rear of the property with a gate leading to the road and driveway. Mainly laid to lawn having a patio area, perfect for outside dining and entertaining, hedging and fencing around. Original brick outbuildings and feature garden well.

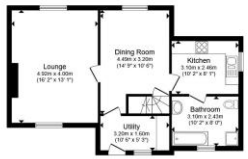
Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Church Walk Cottage Church Lane, Bridge Street, Marston Grantham

- Semi-Detached Character Cottage
- Two Reception Rooms
- Log Burner
- Three Bedrooms
- Driveway and Gardens

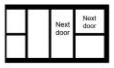
Tenure: Freehold EPC Rating: E
Council Tax Band: C



Ground Floor



First Floor



Outbuilding

Total floor area 103.5 m² (1,114 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

guide price

£300,000 - £325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114049

The Property Ombudsman

Property Ref:
GST114049 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk