



OLIVE COTTAGE, CHURCH LANE, AB KETTLEBY

OFFERS OVER: £210,000





This delightful two-bedroom country cottage is immaculately presented throughout and offers a charming blend of modern comfort and traditional character, set in the heart of the picturesque village of Ab Kettleby. Finished to an outstanding standard, the property showcases oak beamed ceilings, vaulted upper rooms and underfloor heating, creating a warm and inviting cottage or farm-style feel.





Internally, the property opens into a spacious and welcoming lounge, where exposed oak beams and underfloor heating immediately set the tone for the quality and character found throughout. To the left-hand side of the ground floor, the accommodation opens into a bright and airy open-plan living and dining area, offering ample space for both relaxing and entertaining - perfectly balancing contemporary living with traditional charm.







To the right as you enter, the galley kitchen is beautifully finished and thoughtfully designed, featuring a Belfast sink and integral dishwasher, freestanding fridge/freezer, washing machine and dryer. Recently redecorated and finished in a neutral palette, the space offers a clean, timeless aesthetic and presents a blank canvas, ready for a new owner to add their own personal touch.





A bright staircase leads to the first-floor landing, illuminated by a skylight and providing access to two well-proportioned bedrooms. Both bedrooms enjoy vaulted ceilings, enhancing the sense of space, with the principal bedroom further benefitting from stripped-back oak beams, a skylight and a charming low-level window to the front elevation. The second bedroom is equally versatile and is currently used as a work-from-home office.

The accommodation is completed by a contemporary family bathroom, fitted with a large shower, WC and wash basin, and finished with underfloor heating to maintain comfort and style.





Externally, the property benefits from block-paved off-road parking for one vehicle, along with a useful bin and log store. The driveway also provides the added convenience of an external electric three-pin socket. Additional features include central heating, double glazing and Council Tax Band A, further enhancing the appeal of this beautifully presented country cottage.





Offering character, comfort and countryside living in equal measure, this exceptional home will appeal to a wide range of buyers seeking a high-quality village property with timeless charm.

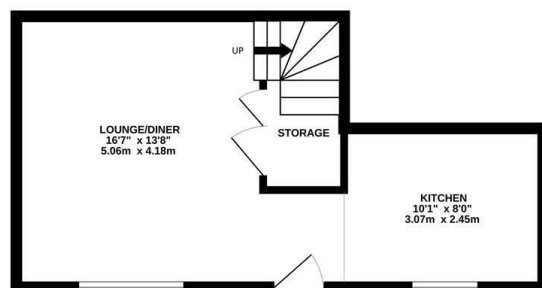
Ab Kettleby is ideally positioned approximately ten minutes from Melton Mowbray, with excellent access to the A46 for Nottingham, Loughborough and Leicester. Surrounded by open countryside, the village offers immediate access to scenic country walks directly from the doorstep, making it ideal for those seeking a quieter pace of life without sacrificing connectivity.



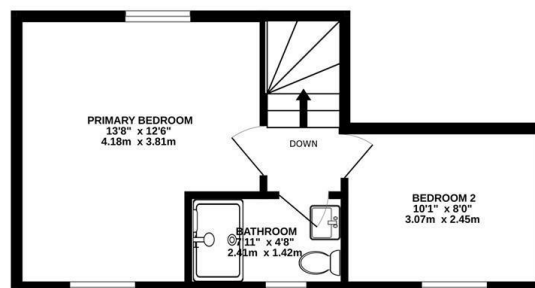
KEY FEATURES:

- Immaculately presented two-bedroom country cottage
- Character features including oak beams and vaulted ceilings
- Underfloor heating to ground floor and bathroom
- Stylish galley kitchen with Belfast sink and integrated appliances
- Block-paved off-road parking with external power point
- Sought-after village location with countryside walks on the doorstep

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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617.00 sq ft

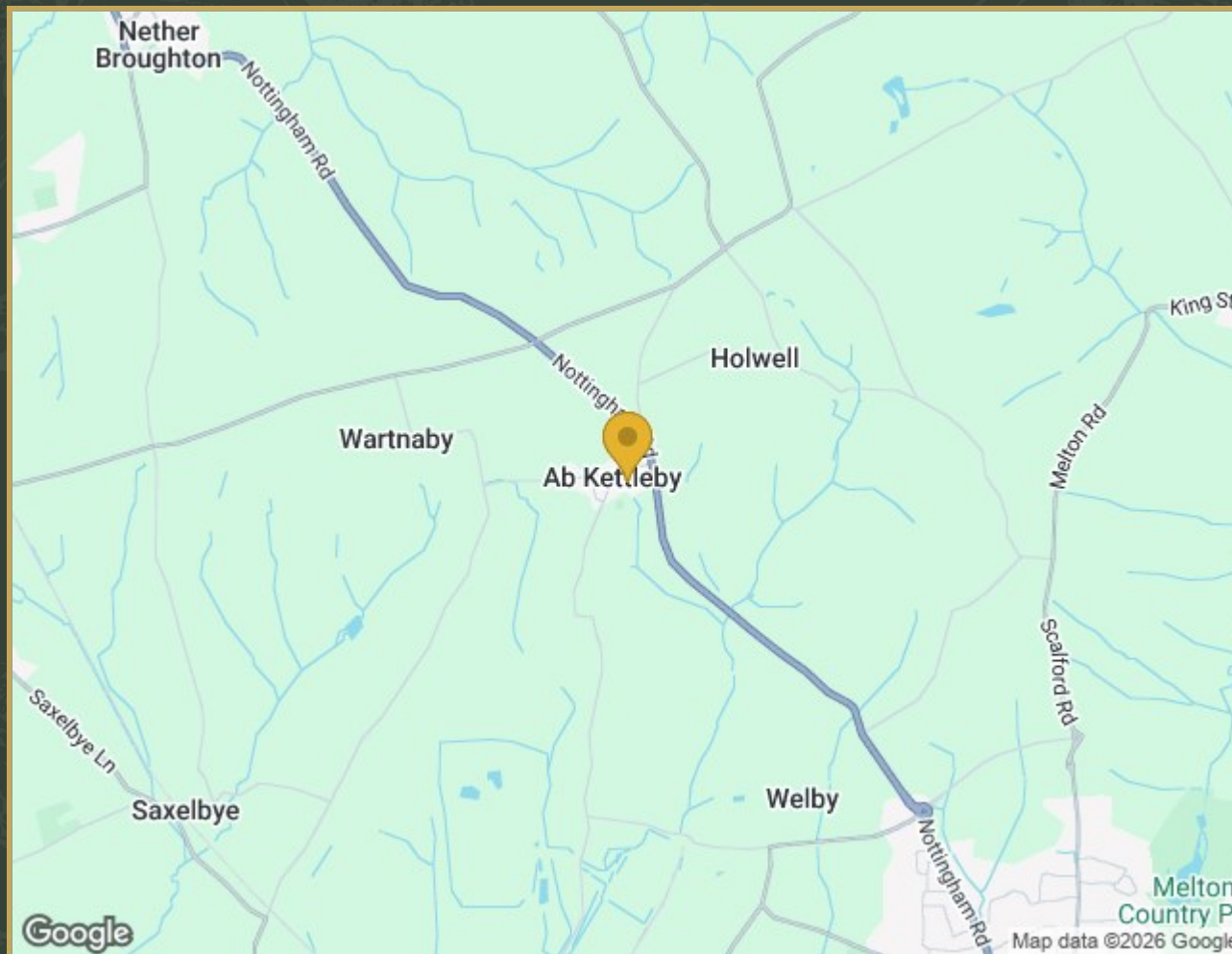


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Property Location



Olive Cottage, 3 Church Lane, Ab Kettleby, Melton Mowbray, LE14 3HT

