



Woodbine Cottage, Oasby,
Grantham. NG32 3NA



GUIDE PRICE £277,500 - £282,500

- Semi Detached Stone Cottage
- Delightful Village Location
- In Need Of Modernisation
- Two Reception Rooms
- Galley Kitchen
- Ground Floor Shower Room
- Three Bedrooms
- Bathroom/WC
- Garden & Existing Garage
- Freehold - EPC: Rating E



A semi-detached stone built period cottage in a delightful village location yet only some 7 miles to the east of Grantham and associated amenities. The property offers surprisingly spacious character accommodation which is now in need of modernisation and improvement and which will result in an enviable country home. The adjoining cottage was extended and remodeled during recent years and it is anticipated a similar scheme could be followed with Woodbine Cottage. The present layout includes two reception rooms, a long kitchen, conservatory/utility, ground floor shower/WC, three bedrooms and a bathroom. There are good sized gardens to the front and side of the cottage as well as an existing garage. Properties of this nature are increasingly difficult to find and viewing is recommended. Offered for sale with no onward chain.

ACCOMMODATION

ENTRANCE HALL

Having a uPVC half glazed entrance door, radiator and staircase to the first floor.

GALLEY KITCHEN

1.6m x 8.92m (5'2" x 29'4")

A long kitchen galley style kitchen with quarry tiled floor, a range of base cupboards and working surfaces plus some wall cupboards, inset one and a half bowl stainless steel sink and drainer, tiled splashbacks slot-in electric cooker, two radiators, two uPVC double glazed windows to the rear elevation and a central heating programmer.





REAR HALL

1.43m x 3.49m (4'8" x 11'6")

Having a half glazed uPVC entrance door, an external wooden panelled door to the rear, cold water tap and tiled floor. There is also an area with a Firebird oil fired combination boiler and tiled floor.

UTILITY / CONSERVATORY

1.44m x 4.17m (4'8" x 13'8")

Having a tiled floor, space and plumbing for washing machine and work surfacing.

SHOWER ROOM

1.25m x 2.72m (4'1" x 8'11")

Having uPVC obscure double glazed window to the front elevation, shower cubicle, low level WC and pedestal wash basin and radiator.

SITTING ROOM

3.12m x 3.74m (10'2" x 12'4")

Having a deep sill uPVC double glazed window to the front elevation, an open hearth fireplace, fitted shelving, exposed beam, wall lights and a radiator.

LIVING ROOM

3.76m x 3.98m (12'4" x 13'1")

Having two deep sill uPVC double glazed windows to the front elevation, an open hearth fireplace, built-in cupboards, radiator and exposed beam.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation.

BEDROOM 1

3.82m x 3.85m (12'6" x 12'7")

With uPVC double glazed dormer window to the front elevation, uPVC double glazed window to the side elevation, loft hatch access, radiator and built-in shelved cupboard.

BEDROOM 2

3.48m x 3.86m (11'5" x 12'8")

With uPVC double glazed dormer window to the front aspect and radiator.

BEDROOM 3

1.79m x 3.37m (5'11" x 11'1")

Having two uPVC double glazed windows to the rear elevation and radiator.

BATHROOM/WC

1.79m x 4.1m (5'11" x 13'6")

With uPVC double glazed window to the rear elevation, a suite comprising panelled bath with shower attachment, pedestal wash basin and low level WC., tiled walls, built-in linen cupboard, laminate floor and radiator.

OUTSIDE

The cottage stands behind a sizeable front garden with a low stone wall and fencing to frontage. There is a farmyard style hand gate and a 5-bar gate opening to a concrete driveway which leads to a garage. The garden is laid generally to lawn with a mature apple tree, cherry tree, a raised paved patio, plastic oil storage tank and attractive acacia tree. Access to the rear of the property is for maintenance purposes only.

GARAGE

3.2m x 6.9m (10'6" x 22'7")

A wooden garage with double timber doors and window to the side.

NOTE

The Sale is subject to a Grant of Probate.

SERVICES

Mains electricity water and drainage are connected. Oil fired central heating is installed. Fast broadband is believed to be available for connection.

COUNCIL TAX

The property is in Council Tax Band C.

DIRECTIONS

Leave Grantham via Bridge End Road and proceed up Somerby Hill passing the barracks on the left-hand side. At the roundabout turn left on to the A52 and proceed in an easterly direction before turning left where signposted Oasby. At the next junction turn right and Oasby is reached after a sort distance. As you enter the village via Mill Lane, take the turning signposted Oasby and Welby and the property is on the right.





AGENT'S NOTE

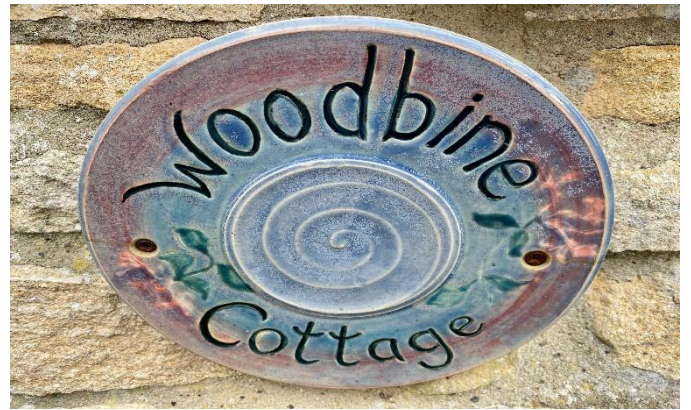
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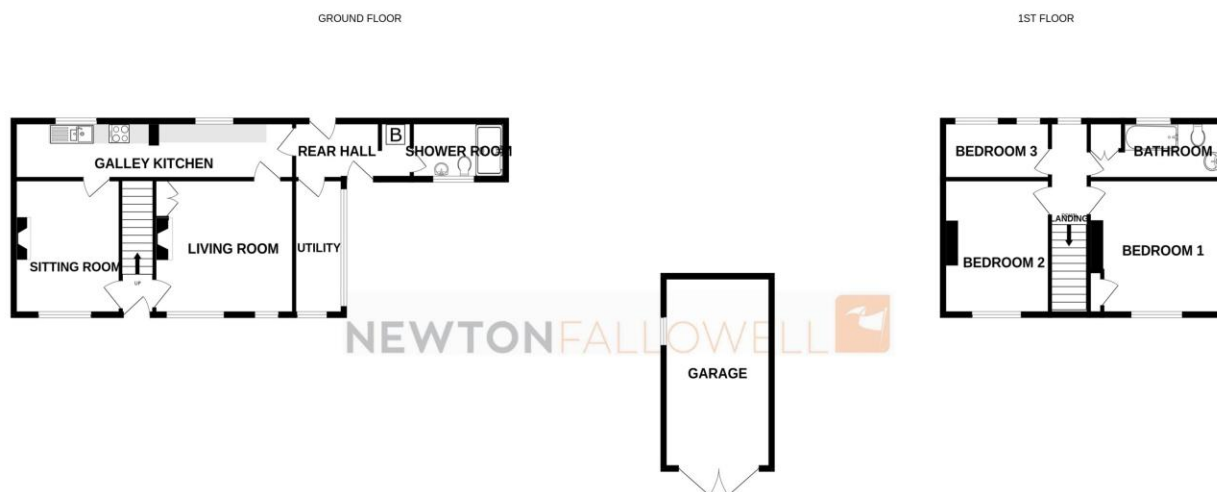
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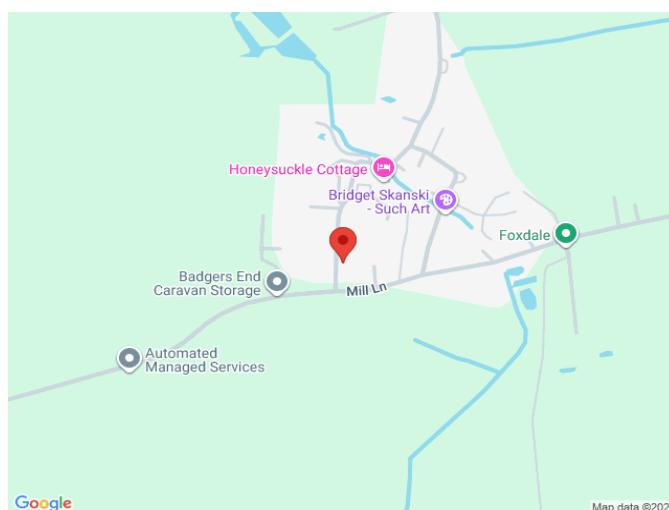
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Floorplan



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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