



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lovely Hall Lane, Salesbury, BB1 9EQ

Offers In The Region Of £585,000

AN OUTSTANDING COTTAGE ON AN IMPRESSIVE PLOT

Nestled on the charming Lovely Hall Lane in Salesbury, this semi-detached cottage is a remarkable period property that exudes character and charm, offering an abundance of indoor and outdoor space, making it ideal for families seeking both comfort and style.

As you enter, you will be greeted by a warm and inviting atmosphere, enhanced by stunning original features that have been lovingly preserved. The property boasts three spacious double bedrooms, each with its own en suite bathroom, ensuring privacy and convenience for all family members. The layout includes four distinct living areas, providing ample room for relaxation and entertainment.

One of the standout features of this home is the enviable open plan living and kitchen space, which is perfect for modern family life. The contemporary fitted kitchen is a chef's delight, while the added conservatory offers a delightful spot to enjoy the surrounding views of the picturesque setting. The property is not overlooked, allowing for a sense of peace and tranquillity.

Presented and maintained to the highest standard, this cottage is ready for you to move straight in, with neutral decoration throughout that complements the property's character.

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- Outstanding Semi Detached Cottage
 - Abundance of Indoor and Outdoor Space
 - Ample Off Road Parking and Garage
 - EPC Rating D
- Three Bedrooms
 - Impressive Plot
 - Tenure Freehold
- Three Bathrooms
 - No Chain Delay
 - Council Tax Band G

Ground Floor

Entrance Porch

4'3 x 3'7 (1.30m x 1.09m)

Composite double glazed front door, UPVC double glazed window, tiled flooring and hardwood single glazed frosted door to reception room.

Reception Room

14'1 x 14'0 (4.29m x 4.27m)

UPVC double glazed window, central heating radiator, exposed beams, four feature wall lights, meter cupboard, open to dining room and kitchen.

Dining Room

14'0 x 14'0 (4.27m x 4.27m)

Two UPVC double glazed windows, central heating radiator, exposed beams, three feature wall lights, cast iron multifuel burner with stone hearth and surround, inset shelving and hardwood single glazed frosted door to lounge.

Lounge

17'10 x 15'1 (5.44m x 4.60m)

UPVC double glazed window, central heating radiator, exposed beams, three feature wall lights, gas fire with stone hearth and surround, television point, inset shelving, hardwood single glazed door to conservatory and UPVC double glazed sliding door to front.

Conservatory

15'9 x 11'7 (4.80m x 3.53m)

Hardwood double glazed windows, vaulted ceiling with skylights, gas fire, stone flag flooring and UPVC double glazed French doors to front.

Kitchen

23'0 x 10'7 (7.01m x 3.23m)

UPVC double glazed window, central heating radiator, spotlights, range of panelled wall and base units with granite work surfaces, stainless steel sink and drainer with mixer tap, two door Britannia range with warming drawer, four ring gas hob, hotplate and integrated extractor hood, integrated microwave, integrated dishwasher, integrated wine cooler, space for American-style fridge freezer, central island, tiled flooring, open to inner hall, door to garage, UPVC double glazed door to rear and stairs to first floor.

Inner Hall

4'8 x 3'10 (1.42m x 1.17m)

Central heating radiator, spotlights, store hatch, tiled flooring, doors to WC and utility.

WC

5'2 x 4'8 (1.57m x 1.42m)

UPVC double glazed window, low basin WC, pedestal wash basin with traditional taps, spotlights and tiled flooring.

Utility

8'4 x 7'10 (2.54m x 2.39m)

Two UPVC double glazed windows, central heating radiator, panelled base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights and tiled flooring.

Garage

16'6 x 11'8 (5.03m x 3.56m)

Hardwood double glazed frosted window, central heating radiator, Baxi boiler and hardwood double glazed frosted double garage doors.

First Floor

Landing

14'11 x 10'9 (4.55m x 3.28m)

UPVC double glazed window, smoke detector, two feature wall lights, door to bedroom three and open to further landing.

Bedroom Three

12'1 x 10'7 (3.68m x 3.23m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, loft hatch and door to en suite.

En Suite

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed window, central heating radiator, panel corner bath with traditional taps, pedestal wash basin with traditional taps, low basin WC, tiled elevations and integrated linen cupboard.

Further Landing

18'10 x 4'11 (5.74m x 1.50m)

Two Velux windows, central heating radiator, two feature wall lights, smoke detector, doors leading to bedroom one and bedroom two.

Bedroom One

14'1 x 14'0 (4.29m x 4.27m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights and open to en suite.

En Suite

13'8 x 10'1 (4.17m x 3.07m)

Two UPVC double glazed windows, central heating radiator, exposed beams, spotlights, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, low basin WC, tiled elevations and integrated linen cupboards.

Bedroom Two

18'0 x 14'11 (5.49m x 4.55m)

Two UPVC double glazed windows, Velux window, central heating radiator, spotlights, exposed beams and door to en suite.

En Suite

9'6 x 3'3 (2.90m x 0.99m)

Central heating radiator, electric feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

External

Rear

Courtyard with access to garage and off road parking.

Front

Laid to lawn garden with paving, bedding areas, mature shrubbery and gated off road parking.

