

Coltsfoot Cottage, 10 Green Lane, Braughing, Herts SG11 2QG

- Guide Price £582,500 Freehold

Oliver Minton Village & Rural Homes are pleased to offer For Sale this CHAIN FREE 3 bedroom Grade II Listed semi-detached period cottage with a delightful, large rear garden and an adapted ground annexe section of accommodation comprising an inner hallway, wet room and double bedroom. With origins dating back to the 1500's, this attractive individual home is in a super position, within the village Conservation Area and within walking distance of Braughing's Jenyn's First School & Nursery, the village recreation ground and associated sporting and social clubs, the 3 village pubs, St Mary's Church and picturesque village Ford.

Kitchen/Breakfast Room - 4.6m x 2.79m (15'1" x 9'2" > 5'9) Secondary glazed windows to front. Fitted wall, base and drawer units with work surfaces incorporating enamel sink unit. Integrated Philips Whirlpool dishwasher, built-in AEG electric oven with Indesit electric halogen hob above and built-in extractor unit. Ceramic tiled floor. Radiator. Inset ceiling lights. Doorway to:

Inner Lobby Staircase to first floor. Door to:

Sitting Room - 4.93m x 3.61m (16'2" into fireplace x 11'10") Attractive, large feature brick fireplace. Wood laminate floor. Exposed beams. Radiator. Understairs storage cupboard. Windows and glazed door to Conservatory.

Conservatory - 7.09m x 2.97m (23'3" x 9'9") Full width brick base construction with uPVC double glazing. 3 radiators. Ceramic tiled floor. Power and light. uPVC double glazed French doors to rear garden. Part glazed door to:

ANNEX SECTION

Hallway Fitted floor to ceiling storage/cloaks cupboard. Work surface with plumbing and space for washing machine, tumble dryer and fridge. Inset ceiling lights. Glazed door to Bedroom. Sliding doors providing wide easy level access to:

Shower / Wet Room - 3.1m x 1.22m (10'2" x 4'0" average) Modern white suite comprising WC, wash hand basin and open shower area with curtain rail. Extractor fan. Part tiled walls. Chrome heated towel rail. Window to Conservatory. Inset ceiling lights.

Bedroom Three - 3.43m x 2.57m (11'3" x 8'5") Secondary glazed window to front. Radiator. Inset ceiling lights.

First Floor Landing Exposed beams. Doors to Bedrooms One and Two.

Bedroom One 24'2 overall with bedroom and dressing areas divided by vertical exposed beams.

Bedroom Area - 4.19m x 2.46m (13'9" x 8'1") Radiator. Secondary glazed window to rear.

Dressing Area - 2.92m x 2.36m (9'7" x 7'9") Access hatch to loft. Secondary glazed window to rear. Door to:











Spacious En-Suite Bathroom - 2.95m x 2.26m (9'8" x 7'5") Secondary glazed obscure window. White WC and corner vanity unit with cupboard below. Exposed beams.Wood laminate floor. Bath with mixer tap, hand shower attachment and glazed shower screen.

Bedroom Two - 3.3m x 2.51m (10'10" including wardrobes x 8'3") Secondary glazed window to front. Radiator. Fitted wardrobes to one wall. Recessed overstairs airing cupboard housing hot water cylinder.

Front Garden & Driveway Flower and shrub bed and ornamental pond. Block paved driveway. Outside water tap.

Superb Rear Garden A lovely, long garden with paved patio, retaining wall and steps up to lawn with pathway continuing via pergola to timber outbuildings. Well stocked shaped flower and shrub borders. Greenhouse. Oil storage tank.

Agent Notes Mains services are connected: mains water, sewerage, electricity, oil fired central heating (untested). Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk

Council Tax Band: E

Tenure: Freehold









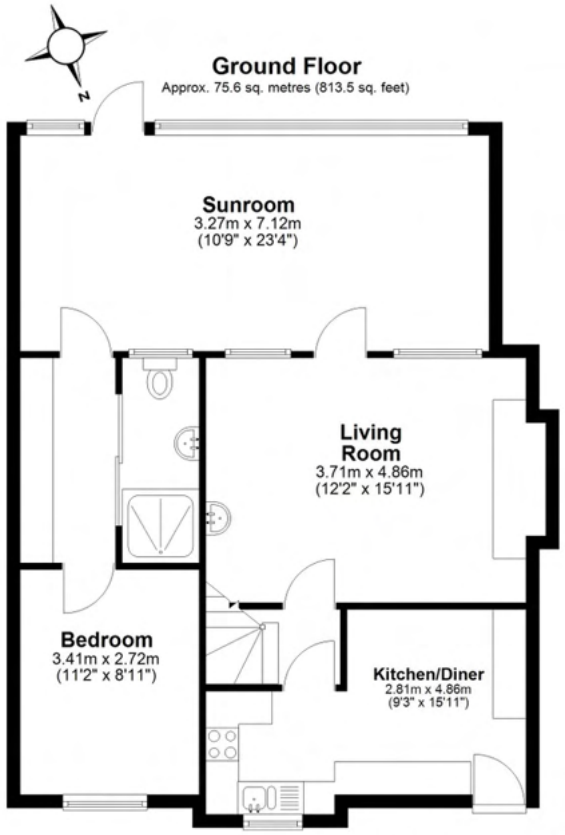


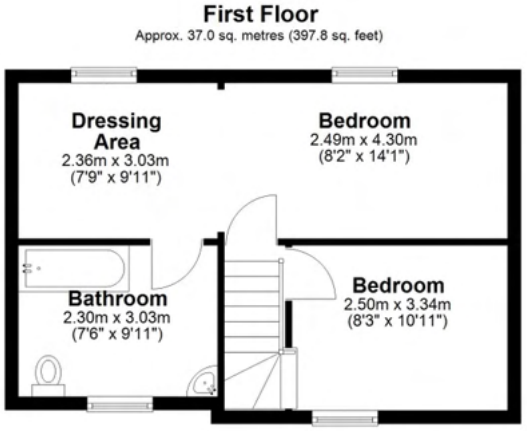






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Total area: approx. 112.5 sq. metres (1211.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

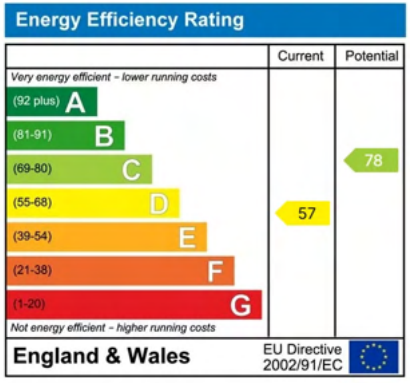
Floor Plan Drawn According To RICS Guidelines

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Green Lane







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Viewing Arrangements - Puckeridge Office

Tel - 01920 822999
Email - sales@oliverminton.com
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