



**2 Hill Top Farm Cottages Croxton Kerrial,
Grantham, NG32 1QJ**

£325,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

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A rare opportunity to acquire this well presented and spacious **THREE** bedroom semi-detached property in a rural setting offering stunning views of surrounding countryside located between the villages of Croxton Kerrial and Harlaxton.

The property was built in the 1940's and in recent years has undergone a scheme of renovation to include a newly fitted bathroom, kitchen, flooring, wood burning stove, re-decoration and air source heating.

The property comprises of entrance hall, sitting room, kitchen/dining room, WC, utility room, rear porch, boiler/boot room and upstairs there are three good sized bedrooms and a family bathroom. Outside there is off street parking to the front via a gravelled driveway and to the rear a large garden overlooking fields, mainly laid to lawn with patio area and a large timber storage shed.

The property also benefits from being within the catchment area for Grantham schools. This offers the opportunity to access a good choice of schools in the Grantham area.





DESCRIPTION

REAR PORCH : Entered via uPVC door to porch/hall with radiator, tiled floor and storage cupboard.

WC : With low flush WC, sink, radiator and tiled flooring.

UTILITY ROOM : With radiator, tiled flooring, stainless steel sink, wood effect laminate worktops, base level units and ceiling spotlights.

BOILER ROOM/BOOT ROOM : With hot water cylinder and heating controls, door to outside.

KITCHEN/DINING ROOM : A contemporary kitchen comprising a range of eye and base level units, wood effect laminate worktops, stainless steel sink, integrated electric oven, electric hob, space and plumbing for dishwasher, tiled floor, two radiators, windows overlooking garden.

HALLWAY : With uPVC door to garden, radiator and stairs to first floor landing.

SITTING ROOM : A spacious room with 2 radiators and wood burning stove on sandstone hearth and original quarry tiled flooring.

LANDING : With doors to bedrooms.

BEDROOM ONE : A double bedroom with a radiator.

BEDROOM TWO : A double bedroom with radiator.

BEDROOM Three : A double bedroom with radiator.

BATHROOM : A modern three piece suite with bath with shower mixer tap and hose attachment, sink, low flush WC, tiled splashbacks and tiled flooring.

OUTSIDE : Off street parking to the front via gravelled driveway, to the rear there is a large garden with substantial timber garden store, patio area, garden mainly laid to lawn enclosed by hedging.

IMPORTANT PROPERTY INFORMATION

Council Tax : South Kesteven Council : Band B.

Chain : No onward chain.

Tenure : Freehold. Vacant possession upon completion.

Services : Mains electricity and water, private drainage. The transfer to the buyer will contain an obligation requiring them to install post and rail fencing between the sellers retained land and the additional land being sold and to maintain and keep the fencing in a good state of repair at their own expense. The modern sewage treatment plant is located within the curtilage of the property with is shared with neighbouring property (1 Hill Top Farm Cottage).

EPC : C rating.

Internet : Satellite and ADSL available.

AGENCY NOTE

There may be an opportunity to purchase additional grazing/grass land (approx. 2.3 acres) located to the rear of the dwelling by way of separate negotiation with the vendor.



Bedroom



Bedroom

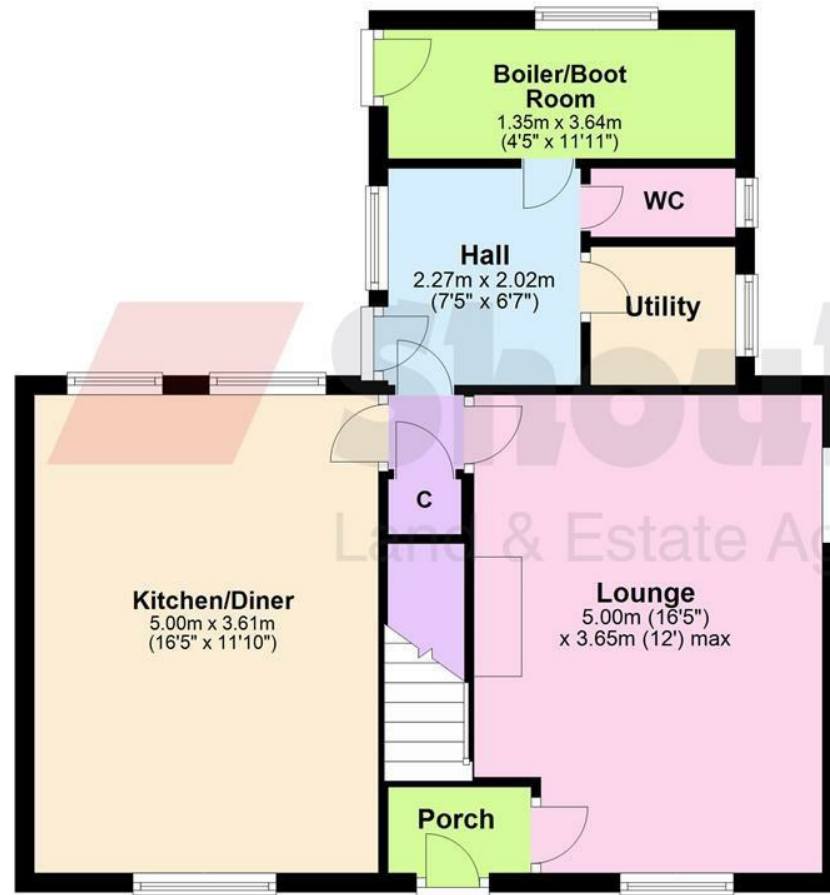


Bedroom

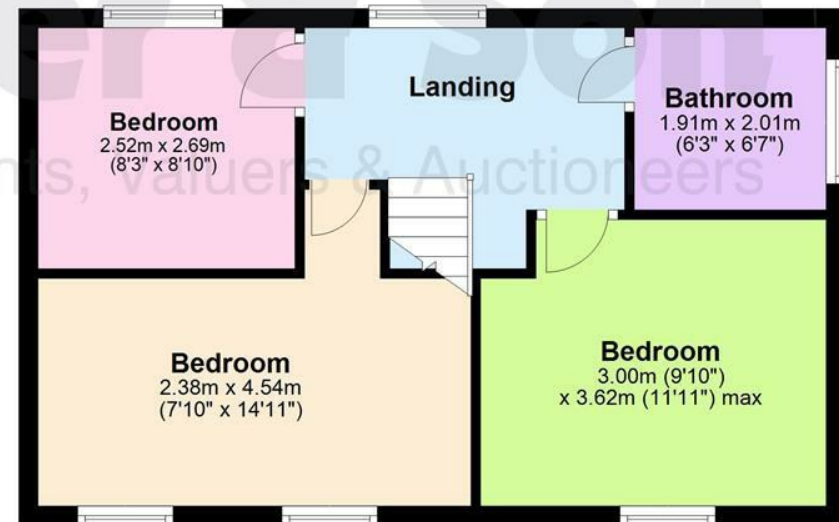


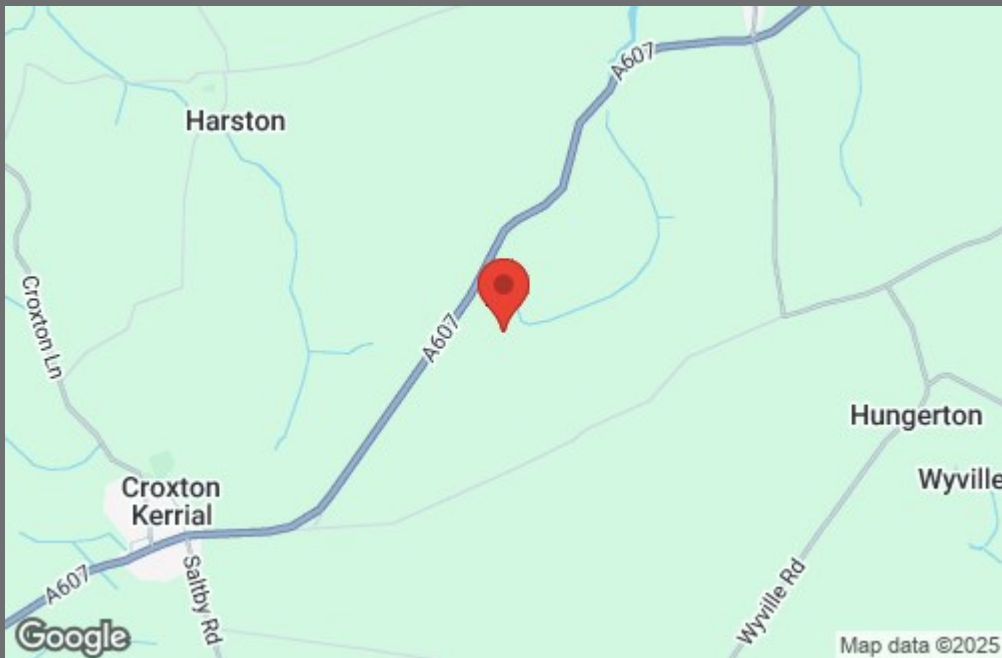
Bathroom

Ground Floor



First Floor





- **RECENTLY REFURBISHED THROUGHOUT**
- **COUNTRYSIDE VIEWS**
- **SEMI DETACHED RESIDENCE**
- **LARGE GARDEN**
- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING & AIR SOURCE HEATING**
- **FURTHER LAND AVAILALBE TO REAR**
- **NO ONWARD CHAIN**
- **OFF STREET PARKING**
- **WOOD BURNING STOVE**



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