



- An end of terrace cottage situated in a tucked away position with a lovely view
- Spacious lounge, separate dining room with French doors onto garden
- Fitted kitchen with views, separate utility, and handy cloakroom
- Three decent sized bedrooms and feature family bathroom
- Staircase from landing to loft room, gas ch and double glazing
- Approx. 90ft garden, level patio, gradient lawn



"An end of terrace cottage enjoying a tucked away location, in an elevated position with far reaching views and a large gradient garden measuring approximately 90 metres in length".

The accommodation comprises entrance lobby opening into a spacious lounge with natural space for a home study or playroom area. Dining room with ample space for a dining table and French doors opening onto the rear garden. There is a fitted kitchen which has a window rear with pleasant view and door to side onto access pathway. Utility cupboard with plumbing for washing machine and wall hung gas central heating boiler. On the first floor are three decent size bedrooms and an attractive family bathroom with free standing bath and walk in shower. From the landing is a staircase leading to a loft room with Velux window.

The property is approached from a choice of two separate access points, there is a private pathway to the right-hand side of the Railway Inn front courtyard or alternatively under the arch aside the Old Dairy off Welton Road both of which bring you to the pretty natural stone terrace of three cottages.

To the rear of the cottage is a fully enclosed level patio with steps leading down to a further level hardstanding with access to a workshop / garden store which does require refurbishment, there is also a timber garden shed. Further steps lead a gradient garden space of grass with mature tree, The cultivated area of the garden is approx. 50 metres with a further 40 metres running down to the Somer Brook which is uncultivated.

Regular public transport is just a minute from the property, there is no onsite parking with the cottage however unrestricted parking can be found on Welton Road.

Tenure: Freehold. **Council Tax Band:** B.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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