



Foxglove Cottage, Village Street, Oasby
£275,000

 **NEWTON FALLOWELL**

Foxglove Cottage, Village Street

Oasby, Grantham

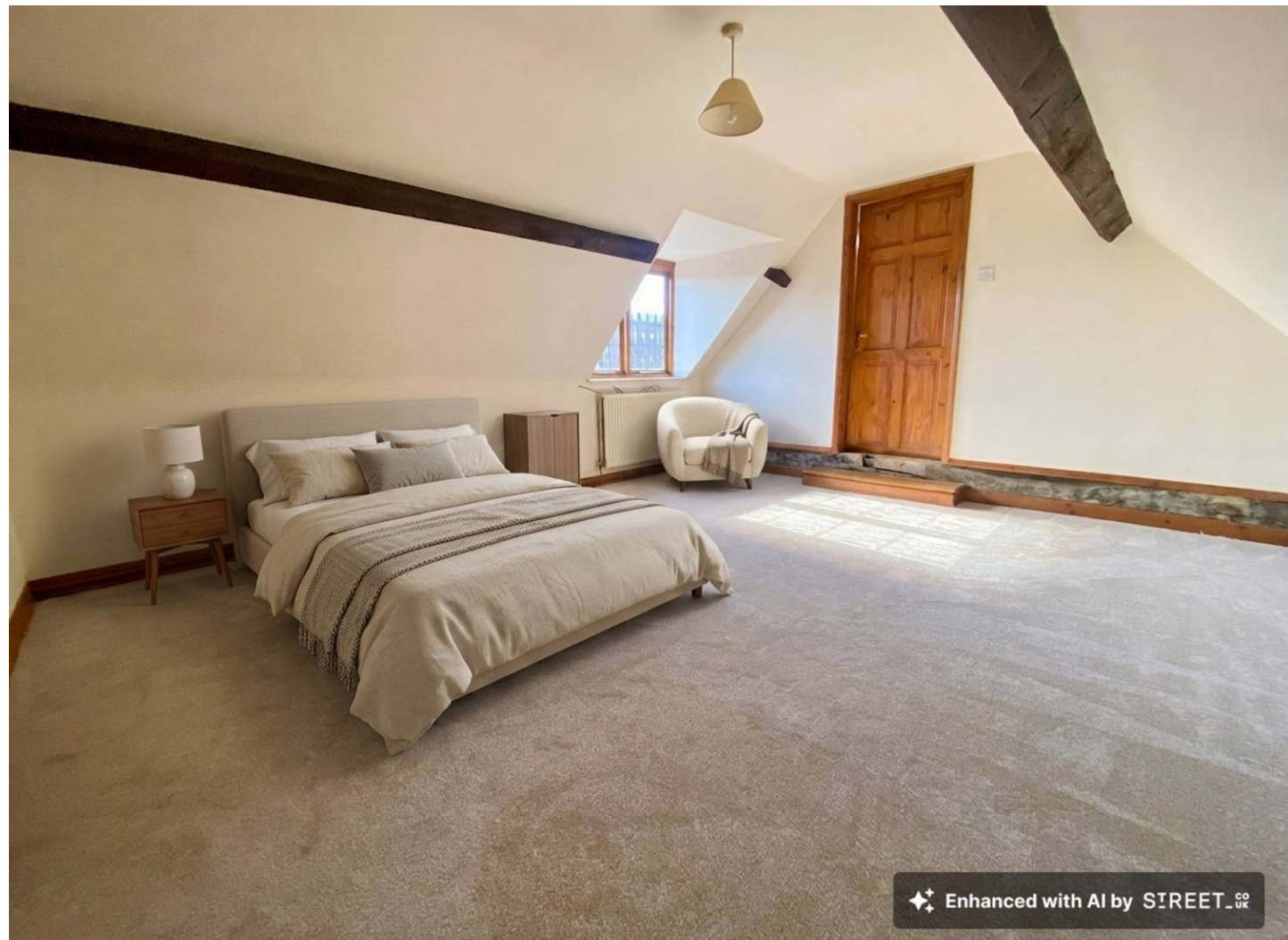
Charming stone cottage in village centre with open plan kitchen/living room, 2-3 bedrooms, 2 en suites, garden, parking, storage, oil heating. Vacant. No onward chain. Council Tax band: TBD

Tenure: Freehold

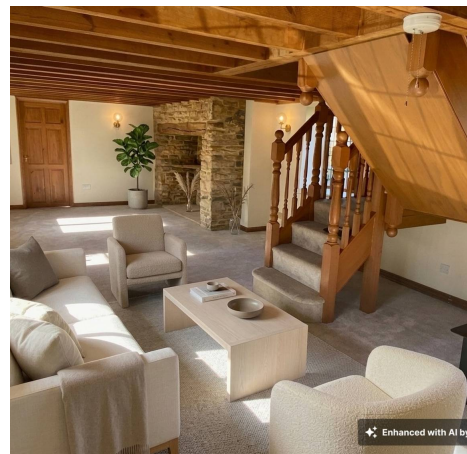
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Characterful Cottage
- Two Double Bedrooms
- Charming Village Location
- Two En Suite Bathrooms
- Open Plan Ground Floor
- Driveway Parking and Garden
- Ground Floor WC
- Useful Outbuilding
- Ground Floor Study/Bedroom 3
- EPC E Rating



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ENTRANCE HALL

Having tiled storm porch canopy over and leading into the open-plan living accommodation.

KITCHEN / DINER

44' 1" x 14' 2" (13.44m x 4.33m)

Fitted with a range of limed oak fronted cupboards comprising base cupboards and drawers with working surfaces over and matching eye level cupboards, one and a half bowl sink with mixer tap, space and plumbing for washing machine and slimline dishwasher, integrated electric oven and 4-ring hob with extractor hood over, a wide breakfast bar, exposed stonework, exposed rafters, wooden deep sill windows to three elevations, wall mounted Wallstar oil fired boiler, tiled splashbacks, vinyl cushion flooring, three double radiators. A stable style door leads to the rear garden, there are also wooden French doors to the garden, further exposed rafters, substantial feature stone inglenook style fireplace with display niche, wall lights, newly fitted carpet and return staircase leading to the first floor.

WC

4' 1" x 2' 11" (1.24m x 0.89m)

Having low level WC., wash basin, cushion flooring, electrical consumer unit and extractor fan.

BEDROOM THREE / STUDY

5' 11" x 6' 5" (1.81m x 1.95m)

Having wooden deep sill window to the front elevation, exposed rafters, newly fitted carpet.

FIRST FLOOR LANDING

With Velux window, newly fitted carpet and exposed purlins.

BEDROOM ONE

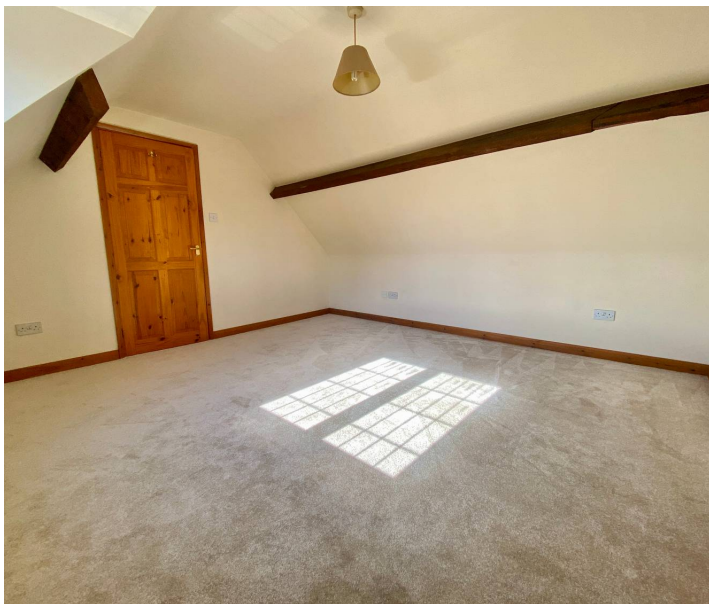
12' 6" x 13' 4" (3.82m x 4.06m)

Having wooden dormer window to the front elevation, exposed purlins, double radiator and newly fitted carpet.

EN-SUITE

6' 0" x 8' 9" (1.82m x 2.67m)

Maximum measurement into cupboards. Having wooden arched window to the side elevation, panelled bath with shower attachment over, pedestal wash basin and low level WC., radiator, vinyl cushion flooring, loft hatch access,





EN-SUITE

7' 11" x 8' 9" (2.42m x 2.67m)

Maximum measurements into cupboards. With panelled bath, pedestal wash basin and low level WC., shaver point, vinyl cushion flooring, extractor fan, Dimplex fan heater, exposed purlin, loft hatch and double wardrobe/airing cupboard with insulated cylinder and electric immersion heater.

OUTHOUSE

12' 4" x 19' 2" (3.76m x 5.84m)

A stone and pan tile traditional barn with double timber doors, stone floor, light and power connected.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

ADDITIONAL NOTE

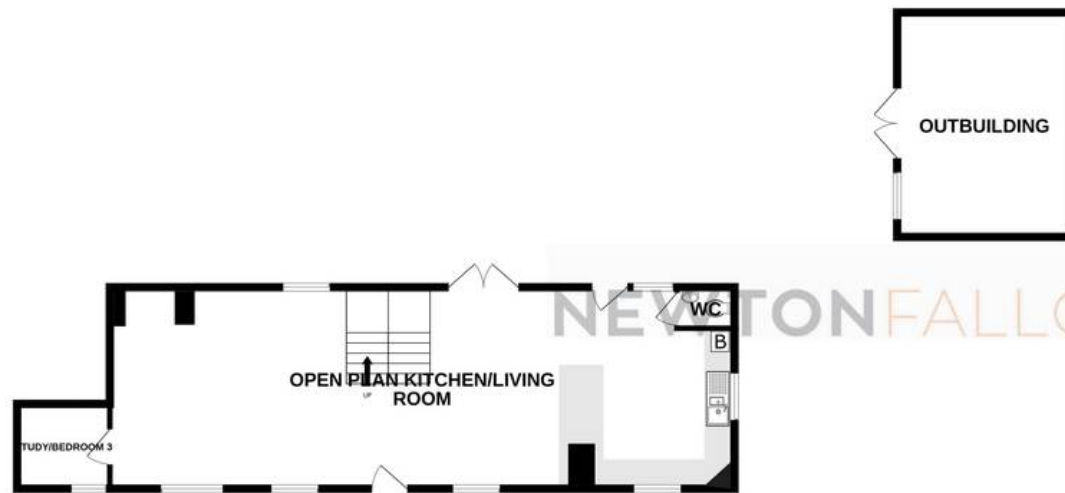
Please note that some images used in this listing have been digitally enhanced using artificial intelligence to include virtual furniture and décor. These additions are intended solely to help illustrate the potential layout and use of the space. The property is being sold as seen, and the furniture shown in the images is not included in the sale. Prospective buyers are advised to view the property in person to appreciate the actual condition and layout.



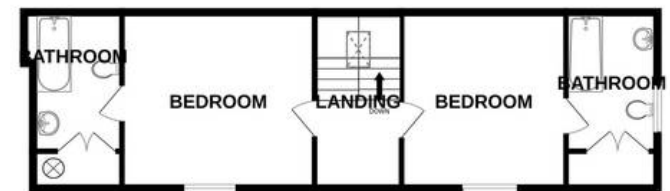




GROUND FLOOR



1ST FLOOR



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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