



Corner Cottage, Charity Street, Carlton Scroop, GRANTHAM NG32 3AT



welcome to

Corner Cottage, Charity Street, Carlton Scroop, GRANTHAM

Beautiful stone built cottage on a corner plot location, extensive gardens and open field views. Set in the village of Carlton Scroop approximately 6 miles from the busy market town of Grantham. Benefitting from three bedrooms, garage and outbuildings, call us to view on 01476 566363.



Entrance

Entering the property to the front through a wooden door with access into the hallway.

Hallway

With a radiator, carpet, staircase to the first floor landing and access into the lounge and kitchen diner.

Lounge

13' Widest point x 10' 1" (3.96m Widest point x 3.07m)
With a window to the front aspect, fireplace with wood surround, hearth and inset fire, beamed ceiling, two radiators and carpet.

Kitchen Diner

13' x 11' 10" (3.96m x 3.61m)
With a window to the front aspect and having a range of wooden units to both the floor and eye level with stainless steel sink and drainer. Space for a washing machine, tiled fireplace, radiator and tiling to the walls. Beamed ceiling with access into the utility/study area and rear lobby area.

Utility/Study Area

9' x 4' Min (2.74m x 1.22m Min)
With a window to the rear aspect, wood unit with worktop, space for a fridge freezer and tiled floor.

Downstairs Bathroom

6' 5" x 5' 8" Min (1.96m x 1.73m Min)
With a window to the front aspect and comprising of a bath, pedestal wash hand basin, tiling to the walls and carpet.

Separate Toilet (downstairs)

With a window to the side aspect, low level WC, carpet and partial tiling to one wall.

First Floor Landing

With a window to the rear aspect, carpet and access into the bedrooms.

Bedroom One

13' x 9' 8" (3.96m x 2.95m)
With a window to the front aspect, built-in wardrobes, carpet and a radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)
With window to the front aspect, built-in wardrobes, carpet and a radiator.

Bedroom Three

9' 8" Max into Ward x 9' (2.95m Max into Ward x 2.74m)
With a window to the front aspect, built-in wardrobe, carpet and a radiator.

General Description Outside

Sat on a corner plot with stone buildings, garage and field views. Shed which has the boiler in, log shed and a greenhouse. The garden to the front is mainly laid to lawn, dotted with mature shrubs and trees with a stone wall surrounding. Gateway leading to the garden and a driveway to the garage.

Agents Note:

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'.



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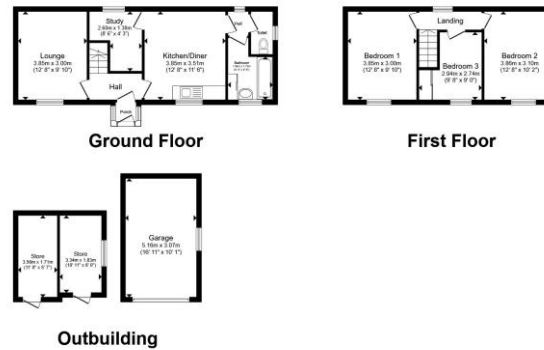
welcome to

Corner Cottage Charity Street, Carlton Scroop GRANTHAM

- Stone Built Detached Cottage
- Large Corner Plot
- Three Bedrooms
- Extensive Gardens with Open Field Views
- 'Chain Free'

Tenure: Freehold EPC Rating: F

Council Tax Band: C



Total floor area 107.0 m² (1,152 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114102 - 0002

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