

2 Bedroom Cottage for Sale - £200,000

Main Street, Nether Kellet, LA6 1EH



KEY FEATURES

- Impressive Stone Built Cottage
- Recently Refurbished Throughout
- Popular Village Location
- Exposed Wooden Beams To The Ceiling
- Large Reception Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Three Piece Bathroom Suite
- Good Size Rear Garden

Description

We are delighted to offer this truly fantastic end cottage, located within the popular village of Nether Kellet. The property has seen a full renovation throughout, so the new occupier can benefit from moving straight into this wonderful cottage.

The current owner has managed to keep some character with exposed wooden beams above the windows, in the ceilings to the landing and bedrooms.

Viewings are highly recommended to fully appreciate how pristine the property truly is.

The accommodation briefly comprises; large and spacious reception room with three windows and down lighting. Modern Fitted kitchen with fitted appliance and space for a freestanding fridge freezer, dishwasher and washing machine. To the first floor are two double bedrooms with exposed wooden beams to the ceiling and modern three piece bathroom suite.

Externally the property provides a small flower bed to the front and gate to the side, which gains access to the rear garden.

The enclosed garden to the rear has a large concrete patio area, laid lawn and three small outbuildings.

Please contact the office to book your viewing appointment.

Ground Floor

Lounge - 12' 9" x 16' 0" (3.89m x 4.88m) (under stairs)

Solid wooden entrance doorway and double glazed window to the front with a wooden beam above. Two double glazed windows to the side aspect. Stairs leading to the first floor landing. Single and double radiator. Down lighting. Opening leading to-

Kitchen - 5' 1" x 13' 6" (1.56m x 4.12m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Space for a fridge freezer, dishwasher and washing machine. Radiator and down lights. Double glazed window to the side and door leading to the rear garden.

First Floor

Landing - Exposed wooden beams to the ceiling and built-in bookshelf.

Master Bedroom - 10' 2" x 12' 8" (3.1m x 3.87m) Two double glazed windows to the front aspect. Exposed wooden beams to the ceiling. Two double radiators.

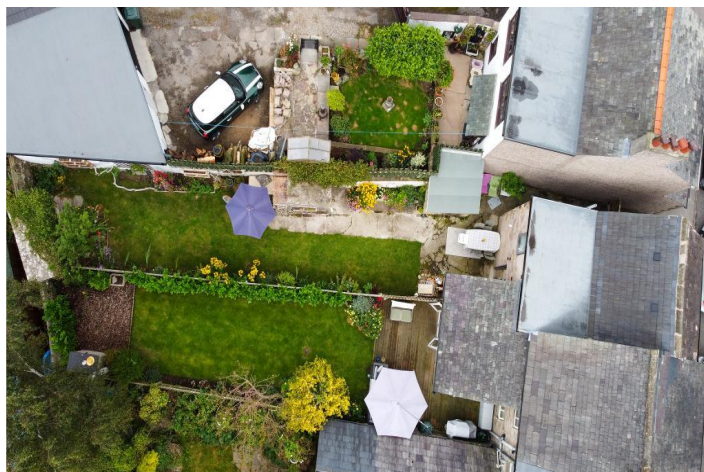


Bedroom Two - 6' 9" x 13' 1" (2.09m x 4m) Double glazed window to the side and rear aspect. Double radiator. Exposed beams to the ceiling.

Bathroom - Modern three piece bathroom suite comprising; bath with overhead shower, vanity wash hand basin and low level WC. Heated towel rail and down lighting.

Exterior

External - Small flower bed garden to the front and access to the side leading to the rear. Enclosed and well maintained rear garden with a large patio area, laid lawn, plants and three small outbuildings.



Main Street, Nether Kellet



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.