

Outgang Lane, Cottam

FIVE STAR
P R O P E R T Y



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- Beautifully Presented
- Well Appointed Accommodation
- Attractive Mature Gardens

- Oil Fired CH & DG Throughout
- 2 Wood Stoves & 1 Open Fire
- EPC Rating: TBC

FIVE STAR
P R O P E R T Y

Price £250,000

www.fivestar-property.co.uk

Description

PERIOD DETACHED PROPERTY - CHARACTER FEATURES
- 2 RECEPTION ROOMS - KITCHEN BREAKFAST ROOM - 3
BEDROOMS - 4 PIECE BATHROOM SUITE - MATURE
GARDENS - AMPLE PARKING - WORKSHOPS - PLANNING
PERMISSION 2 STOREY EXTENTION - NO UPWARD
CHAIN - CALL 01777 708700 TO VIEW.

Entrance Hall

The glazed upvc entrance door with top light above opens into the entrance hallway with, stairs rising to the first floor accommodation, useful under stairs cupboard, coving, dado and a radiator.

Lounge 15'6" into bay x 12'7" (4.72m into bay x 3.84m)

This dual aspect room offers a front facing bay window, side facing window, brick built fireplace with Oak mantle and wood burning stove set within, coving, picture rail and radiator.

Dining Room 15'6" into bay x 12'7" (4.72m into bay x 3.84m)

Another dual aspect room again offering a front facing bay window, side facing window, cast iron fireplace with open fire, Oak surround and tiled hearth, coving, picture rail and radiator.

Breakfast Kitchen 12'8" x 10' 3" (3.86m x 3.05m 0.91m)

Having a range of fitted solid wood wall and base units, worktops and tiled splash backs over, double oven and induction hob with extractor over, space for further appliances, brick built fireplace with wood burning stove, side facing window, tiled flooring, radiator and an archway leading into the breakfast dining area.

Breakfast/Dining Area 8'7" x 7'6" (2.62m x 2.29m)

With a dual aspect of windows facing both the side and rear, Velux sky light, radiator and tiled flooring.

Utility Room

Having space and plumbing for a range of appliances, oil fired combination central heating boiler, fitted wall units and a worktop. Tiled flooring and a door leading to the parking area and rear garden.

Cloakroom

Comprising of a low flush WC, tiled floor, wall mounted units, heated towel rail and a useful storage cupboard.

First Floor Landing

Providing access to the first floor accommodation, front facing window, built in cupboard, dado rail, coving and a radiator.

Master Bedroom 13'2" x 12'8" (4.01m x 3.86m)

Having a front facing window, coving and a radiator.

Bedroom Two 13'2 x 12'8" (4.01m x 3.86m)

With a front facing window, coving and a radiator.

Bedroom Three 10'2" x 5'8" (3.10m x 1.73m)

Having a window to the side, coving and a radiator.

Family Bathroom 7'2" x 6'4" (2.18m x 1.93m)

Comprising of a four piece suite which incorporates a panel bath with shower mixer tap arrangement, enclosed corner shower with an electric shower, low flush WC, pedestal wash hand basin, rear facing window, full tiling, radiator and extractor fan.

Gardens

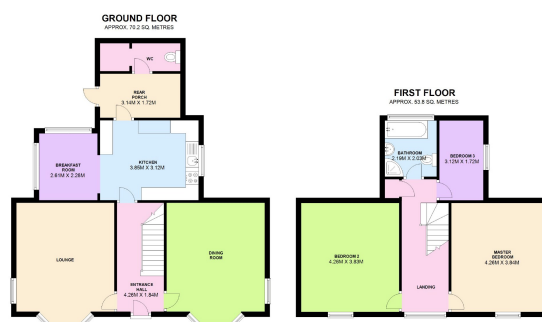
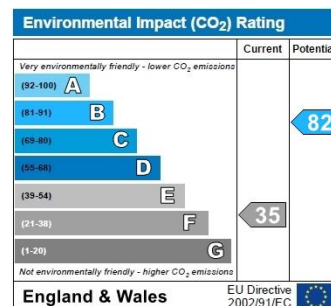
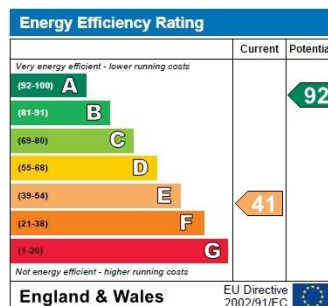
To the front the garden is laid to lawn, planted borders with mature shrubs, gate and pebble pathway leading from the access gate to the front entrance door. The rear garden again is predominantly laid to lawn, flower borders, raised decking area and a patio dining space. The garden offers ample space for several sheds and workshops. The garden also has power and a water supply.

Parking

The parking area is accessed via a five bar farm gate that leads to a substantial parking area laid to gravel. The parking area provides access to the garage space with power and lighting in situ.

Planning Permission

The property has planning permission for the erection of a two storey extension. The proposed plans will create a larger 3rd bedroom and the inclusion of an en suite. To the ground floor the kitchen will be extended into a sunroom with views over the rear garden.



TOTAL AREA: APPROX. 124.0 SQ. METRES

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