

## 43 The Green, Great Bowden, LE16 7EU



**£645,000**

Adams & Jones are delighted to be able to offer this three storey stone cottage believed to date back to 1664. Centrally located in this picturesque, and extremely popular village, this Grade 2 listed family home has been sympathetically restored and retains much of the original character with exposed wall and ceiling timbers, fireplaces and wide exposed oak floorboards.

The gas centrally heated accommodation briefly comprises: Entrance lobby, snug, lounge, downstairs WC, dining area and separate fitted kitchen, two double bedrooms and bathroom on the first floor, and a further two double linked bedrooms on the second floor.

There is also a well stocked and private rear garden and a single attached garage.

This is a rare opportunity to acquire a little piece of history and, as such, we would recommend an early internal inspection.

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## Entrance Lobby

Access via heavy timber front door. Wooden parquet flooring. Wall light. Fitted metre cupboard. Opening to snug.

Snug 14'1" x 13'1" (4.29m x 3.99m)



Exposed beams. Feature fireplace incorporating wood burning stove with slate surround and timber mantle. Three wall lights. Recently refurbished wooden parquet flooring. Built in storage cupboard. Radiator. Doors to lounge and kitchen.

Extended Lounge 15'2" x 11'2" plus 10'0" x 5'2" (4.62m x 3.40m plus 3.05m x 1.57m)



Extended lounge with mullion stone multi paned window to the front elevation. Feature gas fired stove in stone fireplace. Exposed beams. Three wall lights. Shelved recess. Windows to the rear and side. Multi paned French doors opening out to the rear garden.

## Inscription on Beam



## Lounge (Photo 2)



Dining Area 15'8" x 9'3" (4.78m x 2.82m )



Ceramic tiled flooring. Stairs rise into the first floor. Radiator. Multi paned window to the rear elevation. Opening through to kitchen/breakfast room.

Downstairs WC



Wash hand basin. Low level wc. Half height complimentary tiling. Radiator. Window to the rear elevation.

Kitchen 17'7" x 9'3" (5.36m x 2.82m )



Range of fitted base and wall units. Solid granite work surfaces with complimentary tiled splash backs. Butler style sink. Pitched and beamed ceiling. Space and plumbing for automatic washing machine. Pull out wicker basket drawers. Radiator. Cupboard housing gas fired combination central heating boiler. Range style cooker. Plumbing for slim line dishwasher. Concealed lighting. Multi paned window to the side. Radiator. Stable door leading out to the rear garden.

Kitchen (Photo 2)



First Floor Landing

Door to steep staircase to the second floor. Doors to rooms.

**Bedroom One 16'9" x 14'7" (5.11m x 4.45m )**



Multi paned window to the front elevation. Exposed wall and ceiling beams. Exposed timber flooring. Fitted double wardrobe. Spacious under Eves storage cupboards. Two wall lights.

**Bedroom Two 14'7" x 12'11" (4.45m x 3.94m )**



Multi paned window to the front elevation. Radiator. Fitted airing cupboard. Two wall lights. Exposed beams. Fitted wardrobe. Feature tiled and timber fire surround.

**Bathroom**



Corner bath with mains shower fitment over. Pedestal wash hand basin. Low level wc. Complimentary tiled floor and walls. Heated towel rail. Multi paned double-glazed window to the rear.

**Second Floor Bedroom Three 14'3'8" x 9'0" (43.79m x 2.74m )**



Pitched ceiling. Radiator. Shelved recess. Spacious under Eves storage cupboard. Multi paned window to the front elevation. Low opening through to bedroom four.

## Second Floor Bedroom Four



Pitched ceiling. Fitted wardrobe. Double-glazed Velux window. Exposed beams.

## Outside



The rear garden is of a good size and private. Laid mainly to lawn. Walled with a circular patterned flag stoned patio area. Well stocked borders. Outside lighting. Gated pedestrian access to the front.

## View From Rear Of Garden



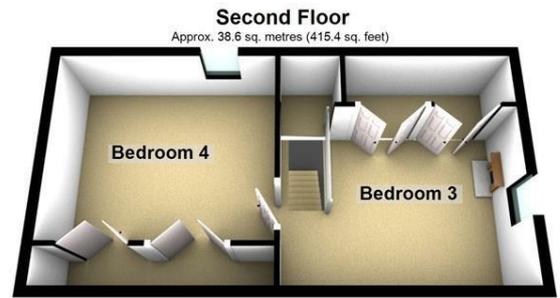
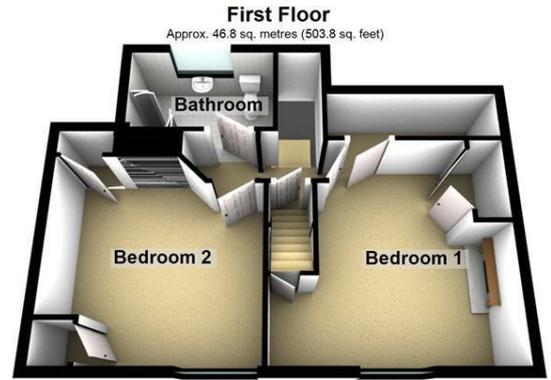
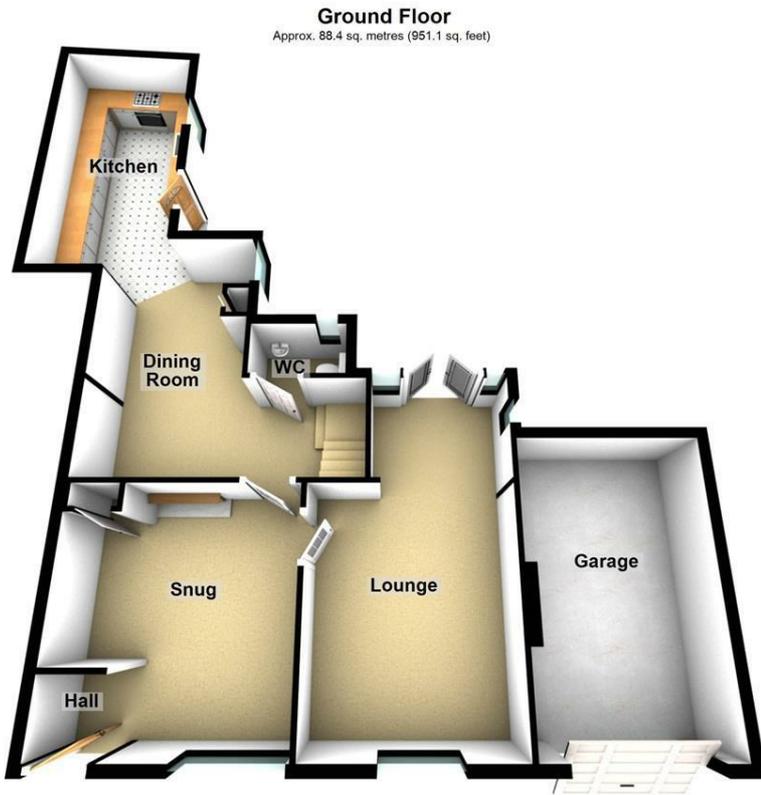
## Garage 16'10" x 10'5" (5.13m x 3.18m )

Up and over door. Power and lighting.

## Note For Prospective Buyers

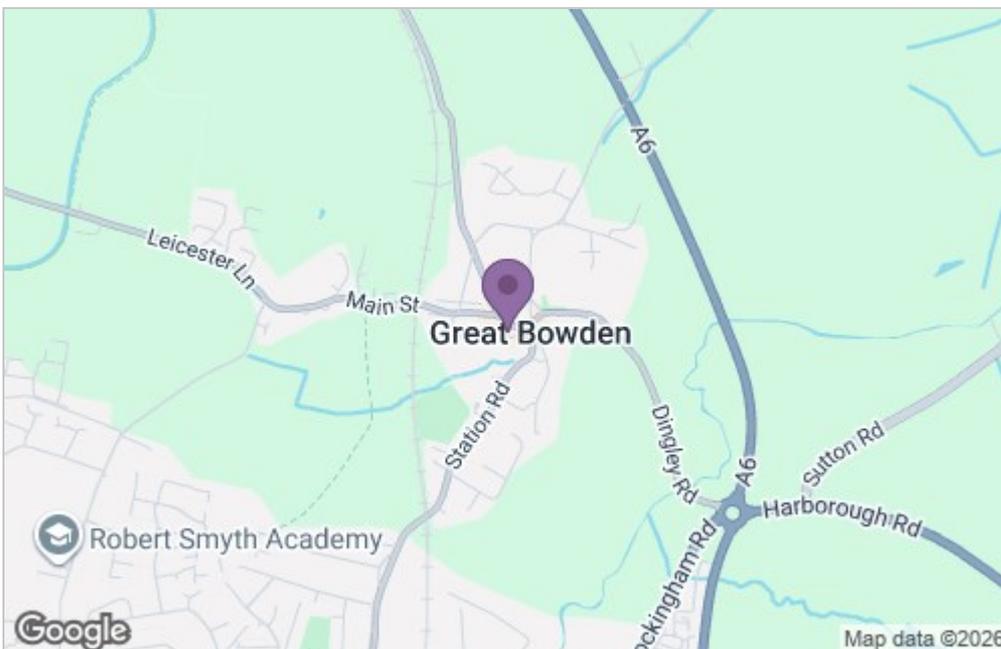
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 173.8 sq. metres (1870.3 sq. feet)

## Area Map



## Energy Efficiency Graph

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