

SUPERIOR HOMES

ROYSTON & LUND



47 Main Street

| DE12 7DB

Offers In The Region Of £510,000

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No Upward Chain

This beautiful cottage has been fully refurbished, modernised and upgraded, the ground floor accommodation comprises of the kitchen upon entry which leads into two further reception rooms and stairs to the first floor. The kitchen is ample in size and boasts of high quality fixtures and fittings and breakfast bar with integrated appliances such as a induction hob with oven and extractor hood along with a built in dishwasher and fridge/freezer and traditional style belfast sink incorporating an instant hot water tap. The living room is a generous size with a beautiful inglenook fireplace with log burner for those winter months and french doors leading to the rear garden. The reception room/snug is a further beneficial size with additional French doors leading to the rear garden and a separate window positioned to the front elevation flooding the room with natural light. Off from the snug is a downstairs shower room consisting of a walk in shower with his and hers wash basins and a WC.

To the first floor there are three well proportioned double bedrooms, the main bedroom having full width built in wardrobes. There is a beautiful three piece family bathroom consisting of a roll top bath with a wash basin and WC.

Royston and Lund are delighted to present this immaculately furnished three bedroom cottage set in the countryside village of Snarestone. The Village itself is quaint and quiet with an award winning country pub and two primary schools, and scenic walks over the countryside fields. This property would be a great fit for a growing family or even for those wanting to downsize.





- Offers in the Region of £510,000
- No Upward Chain
- Fully Refurbished, Modernised and Upgraded Cottage
- Immaculately Presented Throughout with Idilic Views Over the Garden
- Beautiful Period Features
- Three Double Bedrooms, Upstairs Bathroom, Downstairs Shower Room
- Two Reception Rooms with Exposed Beams
- Fully Refurbished Kitchen
- Council Tax - D
- Freehold/ EPC C









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Facing the property there is ample off street parking via a double driveway fitting several cars, which leads up to the front door which has a cottage style pitched porch. Additionally there is outdoor seating to the left hand side of the front door with log store, positioned to the end of the driveway there is a further entrance leading into the rear patio area.



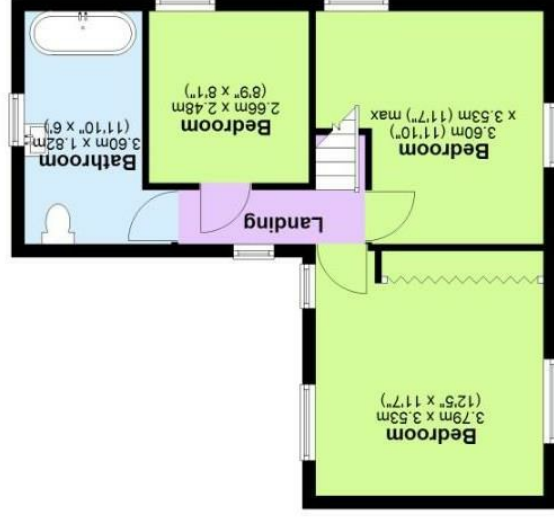
To the rear of the property there is a beautifully presented garden with a patio area to start off the French doors, which leads up to a further lawn space which is low maintenance whilst having mature shrubbery and trees with well presented flower beds. The rear lawn space incorporates a further patio area which has ample space for summer seating and BBQ area for the summer months and a utility/store area.



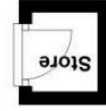
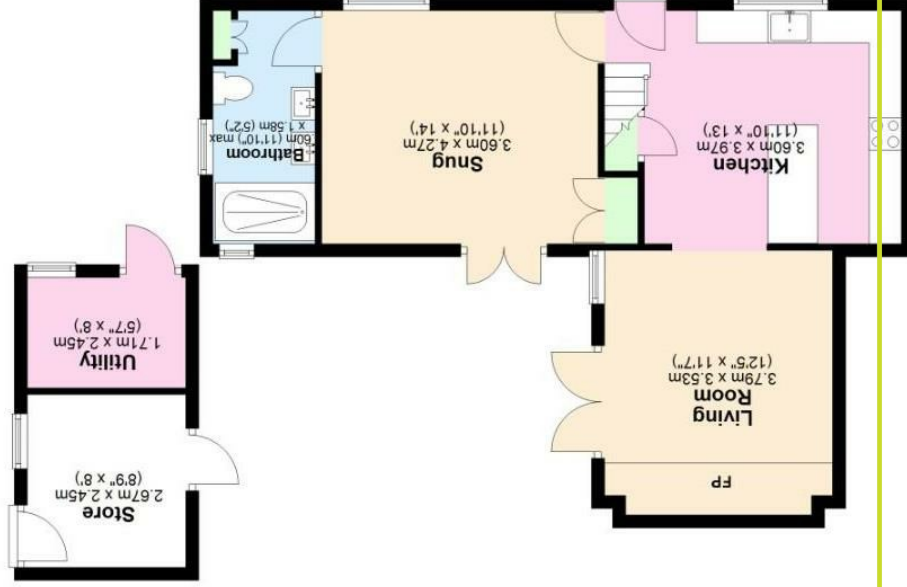
The vendors of the property have also purchased further land to the rear of the garden which can be seen in colour from the overhead plot photograph overlooking the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 106.9 sq. metres (1150.3 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



Ground Floor
Approx. 64.3 sq. metres (691.6 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	73	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			

EPC



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