



R
&L

49 Ticknall Road

Hartshorne | DE11 7AS | Guide Price £190,000

ROYSTON
& LUND

- Guide Price £190,000 - £200,000
- Full of Period Features Throughout
- Double Bedroom with Built in Storage,
- Attic Room
- Council Tax A // EPC D
- Charming Victorian Terrace Cottage with Modern Touches
- Modern Kitchen with Oven and Induction Hob, Smeg Fridge and Pizza Oven
- Family Bathroom Designed to Complement the Property's Period Charm
- Large Cottage Garden
- Freehold





Guide Price £190,000 - £200,000

Charming Victorian Terrace Cottage with Modern Touches

Step into history with this beautiful Victorian one-bedroom terrace cottage, blending an abundance of period features with stylish modern updates. Boasting a generous garden, this property is ideal for first-time buyers or investors alike.

The welcoming living area features a characterful fireplace with a log burner and exposed ceiling beams, creating a cosy and inviting atmosphere. This space flows seamlessly into the well-appointed kitchen, which offers a range of modern units, an oven with induction hob, a retro Smeg fridge, pizza oven, and continued ceiling beam detailing.

To the rear, a bright conservatory provides additional living space and opens directly onto the stunning garden.

Upstairs, the property offers a spacious double bedroom with built-in storage. The large, contemporary family bathroom has been thoughtfully designed to complement the property's period charm. A boarded loft room provides useful additional storage space.

Externally, the cottage benefits from a large, private garden, mainly laid to lawn, offering a sense of seclusion and tranquillity. Beyond the garden, open countryside enhances the peaceful, rural feel.

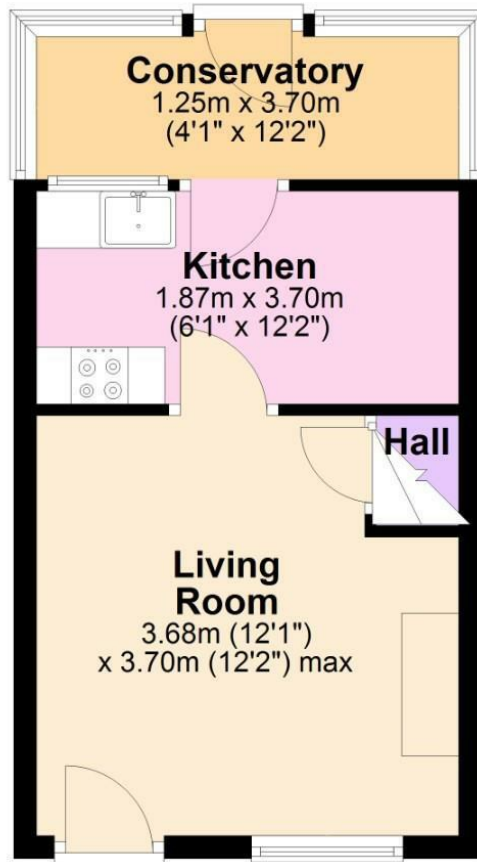
Conveniently located within easy reach of local amenities, scenic countryside walks, and transport links.

Viewing is highly recommended to fully appreciate all this property has to offer.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5152674

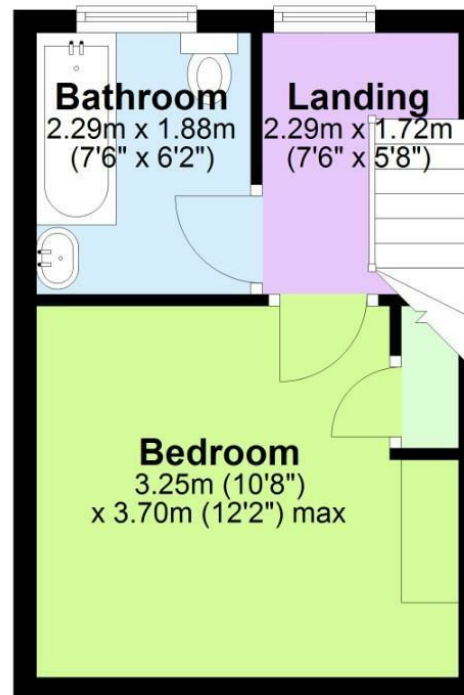
Ground Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



First Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: approx. 46.7 sq. metres (503.1 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**