



6 Main Street,  
Rempstone, LE12 6RH



# 6 Main Street, Rempstone, LE12 6RH

Built in the 1650's, this Grade II listed thatched cottage is situated in the highly regarded picturesque village of Rempstone.

The characterful property provides versatile living accommodation including; an entrance hall, living room, dining room, breakfast kitchen, bedroom four/study/family room, and wc to the ground floor, with three bedrooms (master with an en-suite shower room) and a family bathroom to the first floor. The current owner is part way through restoring this property and has spent over £90000 on works including a new roof, new windows and a new boiler. Listed building consents are in place to cover these works. Priced to reflect the further works required.

Benefiting from gas central heating with a newly installed combination boiler, a recently completed roof, and original features including doors with latch handles, beams and fireplaces, the property has lawned gardens, and a driveway providing off road parking for a number of vehicles.

The popular village of Rempstone enjoys a range of amenities including a church, village hall and pub, and is within commuting distance of Nottingham, Loughborough and Leicester.

Offered to the market with no upward chain. Viewing is highly recommended.

## Guide Price £299,950







### Directions

Main Street can be located off Loughborough Road (A60), Rempstone.

### GROUND FLOOR ACCOMMODATION

#### Wooden Entrance Door

Giving access into:-

#### Entrance Hallway

Storage cupboard, beams to ceiling, slate flooring, doors giving access into:-

#### Breakfast Kitchen

Fitted with a range of wall, drawer and base units with work surfaces over, inset 'Belfast' sink, space for a fridge freezer, integrated appliances include a SIEMENS dishwasher and INDESIT washing machine, and a Rangemaster cooker with a four ring hob.

Window to the rear elevation, and a further large feature window to the front elevation, breakfast bar, exposed beams to ceiling, ceiling spotlights, door opening to the rear, and door into the:-

#### Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wall mounted wash hand basin with mixer tap.

Window to the front elevation, slate flooring, ceiling spotlights, radiator.

#### Bedroom Four/Study/Family Room

Windows to the front and side elevations, loft access hatch (giving access to the loft space above), ceiling spotlights, radiator.

#### Dining Room

Windows to the rear and front elevations, door leading to the stairs which rise to the first floor, a feature Range (to be serviced before use), with shelving and cupboards to both sides of the chimney, wall mounted WORCESTER BOSCH combination boiler, slate flooring, exposed beams, ceiling spotlights, radiator.

#### Living Room

Two windows to the side elevation, and further window to the front elevation, exposed beams, door opening out to the rear garden, fireplace, ceiling spotlights, under-stairs storage cupboard, radiator.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Window to the side elevation, exposed beams, radiator, airing cupboard (with shelving), a further storage cupboard, doors giving access to three bedrooms and the family bathroom.

#### Bathroom

Fitted with a three piece suite comprising a bath with mixer tap and shower attachment, a wash hand basin and a low level flush w/c.

Window to the side elevation, partial tiling to walls, built-in wall mirror, (with lighting), ceiling light point.

#### Bedroom Three

Windows to the front and side elevations, ceiling spotlights, loft access hatch (giving access to the loft space above), exposed beams, radiator.

#### Bedroom Two

Window to the rear elevation, built-in drawer unit, exposed beams, ceiling spotlights, radiator.

#### Bedroom One

Windows to the front and side elevations, original fireplace, exposed beams, ceiling spotlights, radiator, door into the:-

#### En-Suite Shower Room

Fitted with a three piece suite comprising a shower enclosure, a vanity wash hand basin and a low level flush w/c.

Window to the side elevation, heated towel rail, exposed beams.

### OUTSIDE

At the front of the property there is a small lawned area.

There is gated access to a large gravelled driveway at the rear of the property, which provides off road parking for a number of vehicles, and offers scope for an additional garden area. There is also a raised lawn and patio area.

### Listed Building Applications

The vendor has informed us that the house has one consent in place which is for repointing, the replacement of failed render and the removal of non-breathable paint. There are two applications, one to re-coat the roof and one to replace the windows. These vendor has made us aware that he is now in receipt of these documents.

### Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,286.90.

### Referral Arrangement Note

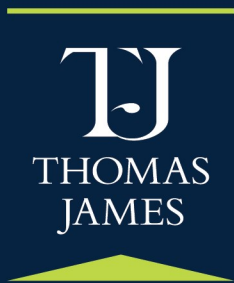
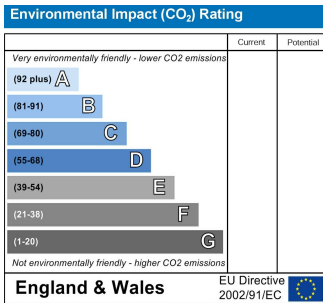
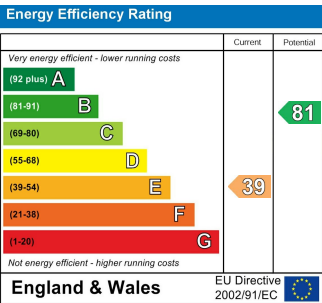
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