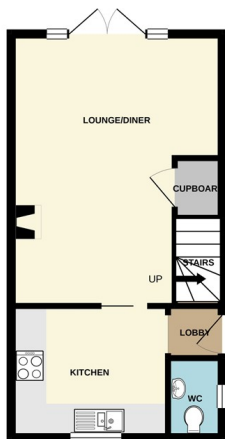




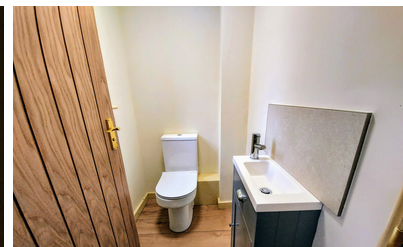
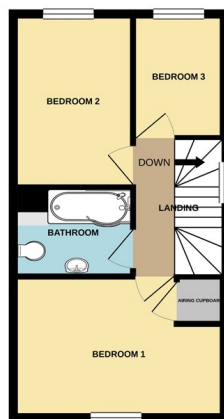
James Cottage Aveland Way, Aslackby, Lincolnshire NG34 0HG

£275,000

GROUND FLOOR



1ST FLOOR



*** OFFERS ARE INVITED IN EXCESS OF £275,000 FOR THIS LOVELY HIGH SPECIFICATION COTTAGE *** One of a pair of character semi detached properties, James Cottage is individually designed and situated in the conservation area of the popular hamlet of Aslackby and overlooking the Grade I listed St James' Parish church. The accommodation comprises entrance lobby, contemporary fitted kitchen with built in appliances, lounge diner with multi fuel burner and downstairs cloakroom. On the first floor there are three bedrooms and a bathroom. The property also benefits from having a ground source heat pump. Viewing recommended. EPC energy rating B.

ENTRANCE LOBBY

Door into entrance lobby, radiator, opening through to:

KITCHEN

10' 2" x 8' 7" (3.10m x 2.62m) Fitted with a range of base and wall mounted units with work surfaces over, four ring ceramic hob, integrated fridge and freezer, integrated dishwasher, one and quarter bowl composite sink with swan neck mixer tap. Multi paned double glazed window to front and sliding door to:

LOUNGE/DINER

17' 8" x 14' 1" (5.38m x 4.29m) (approx.) Feature multi fuel burner with brick hearth. Double glazed French doors with side panels to rear garden. Radiator, TV point, understairs storage cupboard, thermostat for central heating.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC with push button flush and vanity wash hand basin. Double glazed window to side and radiator.

FIRST FLOOR LANDING

Stairs from ground floor and double glazed window to side.

BEDROOM ONE

14' 5" x 9' 2" (4.39m x 2.79m) (approx.) Double glazed window to front, radiator, TV point and built in airing cupboard.

BEDROOM TWO

11' 3" x 7' 7" (3.43m x 2.31m) (approx.) Double glazed window to rear and radiator.

BEDROOM THREE

7' 9" x 6' 4" (2.36m x 1.93m) (approx.) Double glazed window to rear and radiator.

BATHROOM

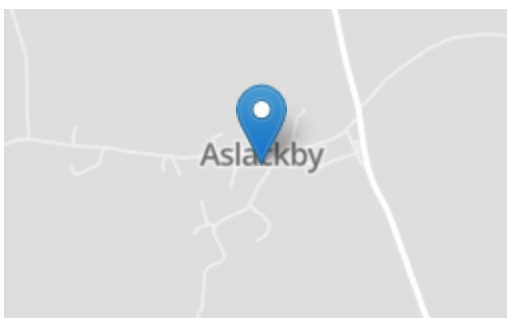
Fitted with a three piece suite comprising low level WC with push button flush, pedestal wash hand basin, P-shaped bath with mixer tap with separate thermostatic shower over with hand attachment and soaker head. Built in shelving, extractor fan, chrome towel radiator, ceiling downlights with brushed effect bezels.

OUTSIDE

The front garden is enclosed by established hedge with gravel driveway leading to the side. The rear garden is south facing with paved patio area and will be partly enclosed by hazel hurdles.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		100
(81 to 91) B	88	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland EU Directive 2002/91/EC		

