

EPC TO FOLLOW

Mulberry Cottage

Approximate Gross Internal Area
Ground Floor = 65.9 sq m / 709 sq ft
First Floor = 48.1 sq m / 518 sq ft
Annexe = 18.0 sq m / 194 sq ft
Total = 132 sq m / 1421 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Mulberry Cottage, Walcot, Sleaford, Lincolnshire, NG34 0SU

£285,000 Freehold

WOW! This impressive Three Bedroom Cottage is situated in the idyllic & quaint village of Walcot has been modernised internally and extended with the benefit of a Conservatory to provide an extra reception room full of light. The property oozes charm and character throughout, whilst still benefitting from a modern feel throughout.

NO CHAIN | MATURE GARDENS | QUAIN TOTTAGE | IDYLLIC VILLAGE | THREE DOUBLE BEDROOMS | EN-SUITE SHOWER ROOM | CONSERVATORY & DOWNSTAIRS W/C | DETACHED ANNEXE | SPACIOUS ACCOMMODATION | WELL PRESENTED THROUGHOUT



DESCRIPTION

There is a cosy and welcoming Living Room, being dual aspect allowing plenty of light through, along with a stunning open fire place with inset log burner and stone surround.

The shaker style Kitchen benefits from a range of base and eye level units with space for multiple appliances and two windows to front aspect.

To the first floor, there are three well-proportioned Bedrooms, with one of the Bedrooms benefitting from a spacious En-Suite Shower Room, and there is a separate Shower Room accessed from the first floor landing.

A fantastic addition to the property is the detached Annexe which could make a great self-contained living area or 'work from home' space. There is a large Living Room, Kitchen & Shower Room within it.

The gardens are mature with numerous raised beds and well established plants, trees and shrubs. It is a fantastic size and a gardeners dream, so if you are looking for a fantastic cottage full of character and charm, this is the one for you!

This won't be for sale long, so an early viewing is highly advised.



ACCOMMODATION

Living Room - 17'2" x 10'10" (5.23m x 3.3m)

Kitchen - 19'11" x 9'2" (6.07m x 2.8m)

Dining Room - 11'11" x 11'6" (3.63m x 3.5m)

Conservatory - 17'1" x 9' (5.2m x 2.74m)

Downstairs W/C

Bedroom One - 17'4" x 10'10" (5.28m x 3.3m)

En-Suite Shower Room

Bedroom Two - 9'5" x 9'1" (2.87m x 2.77m)

Bedroom Three - 11'5" x 8' (3.48m x 2.44m)

Shower Room

Annexe Living Room - 15'1" x 8' (4.6m x 2.44m)

Annexe Kitchen - 7'7" x 6'4" (2.3m x 1.93m)

Annexe Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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