


Sunnyside Cottage, Manthorpe, Bourne, Lincolnshire PE10 0JE
£450,000


*** CHARACTERFUL COTTAGE IN STUNNING VILLAGE SETTING *** Situated between Bourne & Stamford in the idyllic village of Manthorpe, this beautifully presented cottage offers a wealth of character and versatile accommodation. The downstairs bedroom offers potential for a variety of uses including a possible annex, home business or office space (STPP). You enter the property via a generous porch which doubles as a boot room with ample storage and a vaulted ceiling and exposed beams. This leads into the bright living room with the beautiful inglenook fireplace and log burner giving a warm and cosy feel to the room. The dining room is an ample space with a feature brick fireplace and French doors to the superbly kept garden and through to the kitchen which has been designed to make the best use of the space with integrated appliances and a pantry cupboard. Additionally, downstairs is the third bedroom and shower room. With access from both inside the property and via a separate front door, this room could offer a choice of uses. Upstairs are two good sized bedrooms, a box room and a family bathroom, all of which are in line with the excellent condition of the rest of the property. Externally, the large plot offers ample off road parking to the front, a double garage and a sunny, westerly aspect rear garden which enjoys village views. Sunnyside Cottage is a very special property given it's age and how unique it is. Viewing is highly recommended to appreciate the location, plot and accommodation on offer. EPC Energy rating - F / Council Tax Band - D.

PORCH
12' 5" x 6' 9" (3.78m x 2.06m) (approx.)
Part glazed with tiled floor and exposed beams to vaulted ceiling.

LOUNGE
14' 1" x 11' 11" (4.29m x 3.63m) (min.) (approx.)
Inglenook fireplace with log burner, window overlooking garden, radiator. door to stairs to first floor landing

DINING ROOM
12' 11" x 11' 9" (3.94m x 3.58m) 15' 6" (into bay) (approx.)
Feature fireplace, French doors and box bay to the rear garden, radiator.

KITCHEN / BREAKFAST ROOM
20' 10" x 5' 10" (6.35m x 1.78m) (approx.)
Fitted with a range of base and eye level units, integrated appliances and additional spaces for fridge/freezer, dishwasher and range cooker. Pantry cupboard. Wine cooler. 1.5 sink with drainer unit and mixer tap. Duel aspect windows to the front and side, oil central heating boiler.

SHOWER ROOM
5' 6" x 5' 5" (1.68m x 1.65m) 8' 2 (into shower.) (approx.)
Low level wc, sink with mixer tap, shower cubicle with electric shower, radiator. Window to front.

BEDROOM THREE
14' 0" x 8' 3" (4.27m x 2.51m) (approx.)
Window to front, door to front, door to shower room, storage cupboard.

LANDING
11' 0" x 10' 0" (3.35m x 3.05m) (approx.)
Window to rear.

BEDROOM ONE
13' 0" x 8' 9" (3.96m x 2.67m) (approx.)
Window to rear, radiator, build in wardrobes. Exposed beams.

BEDROOM TWO
10' 6" x 7' 2" (3.20m x 2.18m) (approx.)
Window to side, radiator. Exposed beams.

BOX ROOM
11' 11" x 3' 5" (3.63m x 1.04m) (approx.)
Window to side. Radiator, loft access.

BATHROOM
8' 10" x 7' 0" (2.69m x 2.13m) (approx.)
Bath with hand held shower attachment, low level wc, wash hand basin and heated towel rail. Velux window. Window to side. Built in vanity storage.

DOUBLE GARAGE
19' 0" x 19' 0" (5.79m x 5.79m) (approx.)
Oil tank.

OUTSIDE
The rear garden is stunning and established with a westerly aspect and a variety of shrubs, trees and plants.

The front is gravelled with plenty of off road parking leading to the double garage.

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.

