


**1 Station Cottages, Station Road, Whissendine LE15 7HH**
**£395,000**


**\*\*\* RURAL LOCATION \*\*\*** This spacious four double bedroom semi-detached home is situated just two miles from the idyllic villages of Whissendine and Edmonthorpe. This well balanced property has kept its original Victorian feel, with feature fireplaces and high ceilings. Briefly comprising impressive entrance hall, two spacious reception rooms with fireplaces and double recesses, spacious kitchen/breakfast room and a fantastic size utility, with shower room. Upstairs, there are four double bedrooms off the galleried landing, a shower room and a bathroom comprising four piece suite. EPC Energy Rating F / Council Tax Band D.

**DOOR TO:**

**ENTRANCE HALL**

Double radiator, stairs to first floor accommodation.

**LOUNGE**

17' 7" into recess x 12' 7" into recess (5.36m x 3.84m) (approx) Double radiator, fireplace. Two UPVC double glazed windows to the front.

**DINING ROOM**

12' 5" x 9' 8" (3.78m x 2.95m) (approx) Fireplace surround, double radiator, serving hatch to kitchen. UPVC double glazed window to the front.

**KITCHEN**

16' 3" x 9' 8" (4.95m x 2.95m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over and tiled splashback. Space for cooker, space and plumbing for dishwasher. Half wall panelling with dado rail.

**UTILITY ROOM**

Fitted with base units. Stainless steel sink and drainer with mixer tap over. Wall mounted boiler. Tiled splashback, double radiator. UPVC double glazed window to the rear, door to the rear.

**SHOWER ROOM**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled. Window to the rear.

**GALLERIED LANDING**

Loft hatch, storage cupboard, double radiator. UPVC double glazed window to the front.

**BEDROOM ONE**

17' 7" x 9' 5" (5.36m x 2.87m) (approx) Two UPVC double glazed windows to the rear.

**BEDROOM TWO**

12' 6" x 8' 8" (3.81m x 2.64m) (approx) UPVC double glazed window to the front. Double radiator.

**BEDROOM THREE**

12' 6" x 9' 6" (3.81m x 2.90m) (approx) UPVC double glazed window to the front. Double radiator.

**BEDROOM FOUR**

9' 6" x 8' 7" (2.90m x 2.62m) (approx) UPVC double glazed window to the front. Double radiator.

**SHOWER ROOM 2**

UPVC double glazed window to the rear. Fitted with a three piece suite comprising shower cubicle, wash hand basin with tiled splashback and high cistern WC. Chrome heated towel rail.

**BATHROOM**

UPVC double glazed window to the rear. Fitted with a four piece suite comprising shower cubicle, bath, wash hand basin with tiled splashback and WC. Double radiator.

**OUTSIDE**

To the front, a driveway provides ample off road parking. The garden is laid to lawn with mature shrubs.

To the rear, the garden is laid to lawn, with mature shrubs. The feature in the garden is the above ground swimming pool.

**AGENT NOTE:**

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

