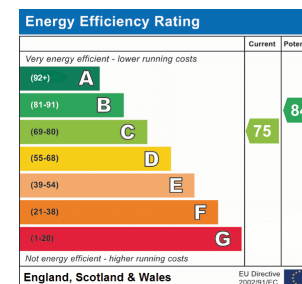




High Street, Earith PE28 3PN

Guide Price £325,000

- Beautiful Character Cottage In Village Location
- Three Generous Proportioned Bedrooms
- Stunning Extended Kitchen Breakfast Room With Roof Lantern
- Lounge And Separate Dining Room
- Ground Floor Cloakroom
- Four Piece Bathroom Suite
- Garage And Off Road Parking
- Excellent Sized Rear Garden



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Approximate Gross Internal Area = 115.9 sq m / 1248 sq ft
Garage = 24.4 sq m / 262 sq ft
Total = 140.3 sq m / 1510 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)

Ground Floor

First Floor

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. (ID1226653)
Housepix Ltd



Solid Panel Door To

Entrance Hall

Stairs to first floor landing.

Dining Room

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window with secondary panel over to front, coving to ceiling, radiator, wooden floor, glazed doors to

Lounge

14' 9" x 10' 6" (4.50m x 3.20m)

Two double glazed windows to front with secondary panel over, coving to ceiling, log burner, wooden floor, radiator.

Extended Kitchen/Breakfast Room

17' 9" x 17' 5" (5.41m x 5.31m)

Re-fitted in a range of wall, base and drawer units with complementary work surfaces over, fitted electric hob with cooker hood over, fitted electric oven, central island breakfast bar, Butler style sink with mixer tap over, cupboards, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, large pantry and further storage cupboard, recessed downlighters, glazed roof lantern, two radiators, double glazed French doors to rear, double glazed window to rear, tiled flooring.

Cloakroom

Double glazed window to rear, fitted in a two piece suite comprising low level WC, vanity wash hand basin, heated towel rail.

First Floor Landing

Access to loft space, airing cupboard.

Bedroom 1

11' 2" x 10' 10" (3.40m x 3.30m)

Two double glazed windows to front with secondary panels over, recessed downlighters, fitted double wardrobe, radiator.

Bedroom 2

16' 1" x 8' 10" (4.90m x 2.69m)

Two double glazed windows to front with secondary panel over, range of book shelves, radiator.

Bedroom 3

3m x 2.7m (9' 10" x 8' 10")

Double glazed window to rear, stripped wood flooring and radiator.

Family Bathroom

Fitted in a four piece suite comprising panel bath with mixer shower attachment over, shower cubicle with rainfall shower head, low level WC and vanity wash hand basin, heated towel rail, tiled floor, UPVC window to rear.

Outside

A generous sized enclosed rear garden laid to lawn with mature bushes, large patio area with inset sleeper bed and gravel drying area, personal side door to garage, gated side access leads to the parking area and single garage en block.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

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