



Monks Cottage Kirkby Underwood Road, Aslackby NG34 0HN £650,000



PERIOD STONE BUILT COTTAGE We are delighted to offer to the market this lovely well presented cottage, dating back to 1650. The property has a blend of modern and original features to include exposed beams, traditional inglenook fireplace, exposed stone walling as well as a 25' conservatory full central heating and double glazing. The accommodation is spread over two buildings. The original part is full of character with plenty of space, the annex has so much potential and blends in with the main building seamlessly. The cottage sits within the garden on an elevated position with fields to the rear and mature trees to the front. There is plenty of off road parking to the front and a large storage shed with light and power. The main part of this house has four bedrooms, family bathroom, four reception room, farmhouse style kitchen/breakfast, utility room and large conservatory. The Annex has two double bedrooms, two shower rooms and lounge overlooking the rear garden. This cottage is filled with character and charm and feels very cozy, This property has to be viewed to be really appreciated. EPC energy rating F/ Council tax band F

ENTRANCE PORCH

Half glazed door to front, exposed stone walling, slate tiled floor, exposed beams, stained glass, three windows to front and side, UPVC window to rear and door to inner hall.

INNER HALL

Beamed ceiling, exposed brick walling, door to lounge.

LOUNGE

17' 11" x 13' 0" (5.46m x 3.96m) (approx.) Two UPVC windows to side, inglenook fireplace with electric fire, exposed brick walling, modern radiator, French doors to conservatory.

CONSERVATORY

25' 6" x 17' 7" (7.77m x 5.36m) (approx.) Stone tiled floor, wood burner, exposed brick and stone walling, UPVC construction and French doors to garden.

OFFICE

14' 8" x 7' 5" (4.47m x 2.26m) (approx.) Laminate flooring, exposed brick walling, exposed beams, radiator and UPVC windows to front and side.

SITTING ROOM

16' 0" x 14' 2" (4.88m x 4.32m) (approx.) Laminate flooring, exposed beams, feature fireplace with surround and shelving and wood burner, cupboard, radiator UPVC window to side and door to lobby.

LOBBY

Stairs to first floor and laminate flooring.

DINING

14' 6" x 12' 7" (4.42m x 3.84m) (approx.) Feature fireplace with stone inglenook fireplace with wood burner, radiator, exposed beams and UPVC windows to front and side.

KITCHEN/BREAKFAST

18' 6" x 13' 5" (5.64m x 4.09m) (approx.) Farmhouse style kitchen fitted with a range of base and eye level units, breakfast bar, enamel sink, wine cooler, recess with Aga, tiled flooring, UPVC window to front and half glazed door to lobby.

LOBBY

Access to utility room.

UTILITY ROOM

14' 1" x 9' 5" (4.29m x 2.87m) (approx.) Fitted with a range of base and eye level units, plumbing and space for a washing machine, fridge freezer space, tiled flooring, exposed beams, L shape, two UPVC windows to rear and door to patio.

ANNEX

Hall, UPVC window to side, radiator, half glazed door to garden.

LOUNGE

14' 11" x 13' 8" (max) (4.55m x 4.17m) (approx.) UPVC window to rear, radiator, storage cupboard and stairs to first floor. Walk in cupboard, tiled floor and boiler.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan, UPVC window to rear.

LANDING

Eaves access.

BEDROOM ONE

14' 4" x 11' 5" (4.37m x 3.48m) (approx.) UPVC window to rear, radiator and eaves access.

BEDROOM TWO

11' 5" x 11' 5" (3.48m x 3.48m) (approx.) UPVC window to front, radiator, loft access and eaves access.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, tiled flooring, part tiled walls and extractor fan.

LANDING

Exposed beams and cupboard.

BEDROOM ONE

16' 5" x 13' 5" (5.00m x 4.09m) (approx.) UPVC window to rear, exposed beams, fitted wardrobes and radiator.

BEDROOM TWO

15' 7" x 15' 7" (4.75m x 4.75m) (approx.) UPVC window to front and side, exposed beams, radiator, fitted storage cupboard.

BEDROOM THREE

15' 2" x 12' 0" (4.62m x 3.66m) (approx.) UPVC window to rear, exposed beams, radiator and fitted storage cupboard.

BEDROOM FOUR

17' 7" x 8' 8" (5.36m x 2.64m) (approx.) Two UPVC windows to front, laminated flooring, exposed beams and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, exposed beams, Velux style window, heated towel rail, extractor fan.

OUTSIDE

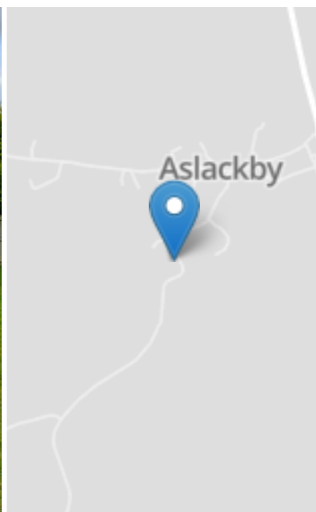
Front: Located within the plot this property benefits from not being overlooked.

Gravel driveway providing plenty of off road parking. Mature trees and seating area.

Rear: Enclosed by fencing, laid to lawn, mature shrubs, large shed with lighting and power, fruit trees and patio area. Raised elevation kitchen garden area.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		71
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		