



The Cottage

1, Swan Street, Ashwell,
Hertfordshire, SG7 5NY

Freehold, Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

A charming cottage that has undergone considerable improvement by the current owners. Located in the heart of the village with superb views of St Mary's church and a short stroll to local amenities.

- Two bedrooms & further loft room
- Cloakroom, en-suite & family bathroom
- Sitting room with open fireplace
- Quality fitted kitchen with granite work tops
- Garden with useful outbuilding & bin store
- Fabulous views overlooking village church

Ground Floor

Entrance Hall

Slate flooring. Radiator.

Kitchen/Diner

16' 8" x 12' 3" (5.08m x 3.73m)

Magnet framed matching wall and base units with oak effect inlay and brass handles. Granite work tops with granite upstands and tiled splash back areas. Under plinth lighting. Island with 5 ring gas hob. 2 AEG ovens (1 steam). Double butler sink with waste disposal. Space for double fridge/freezer. Integrated dishwasher. Radiator. Windows to side and rear.

Cloakroom

Low level WC. Wash hand basin with vanity unit under.

Living Room

13' 7" x 12' 2" (4.14m x 3.71m)

Exposed brick fireplace with cast iron surround. Radiator. Window to front. High level storage cupboard. Further storage cupboard. Exposed wooden floorboards.

First Floor

Landing

Access to loft space housing Baxi combi boiler. Radiator. Utility cupboard with plumbing for washing machine and space for tumble dryer.

Bedroom One

16' 7" x 12' 2" (5.05m x 3.71m)

Feature fireplace with cast iron surround. Radiator. 2 windows to front with views of Ashwell Church.

En-Suite

Shower cubicle. Wash hand basin. Low level WC. Heated towel radiator. Window to side.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Radiator. Window to rear.



Family Bathroom

Bath with overhead shower and shower screen.
Wash hand basin with vanity unit under. Low level WC. Heated towel rail. Window to side.

Second Floor

Loft Room/Study

21' 5" x 9' 7" (6.53m x 2.92m)
2 large velux windows. 2 radiators. Built-in shelving.

Outside

Garden

Lawn area enclosed by brick wall and borders.
Stepping stone pathway to circular paved patio area. Brick built outbuilding and bin store with lighting and power.

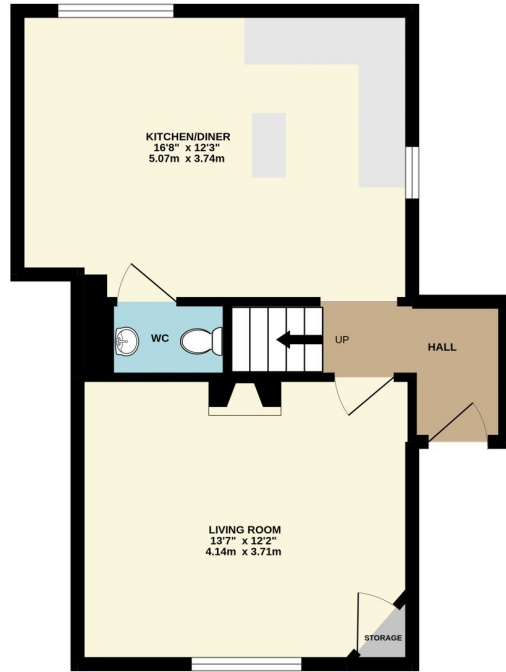
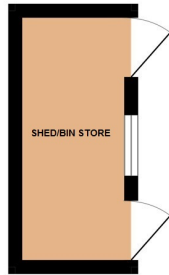
Agents Notes

A Flying Freehold property.
The property has been fitted with the following:-
Hardwired smoke detectors and fire alarms throughout.
LED lighting throughout.
Column radiators, with brass fittings.

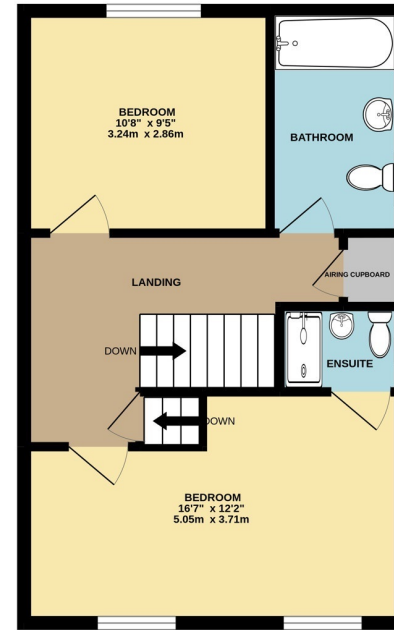




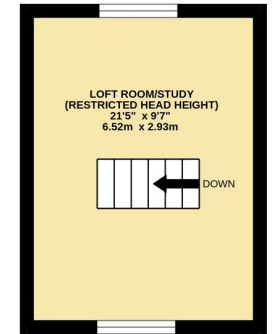
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	87
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	61
England, Wales & N.Ireland	EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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