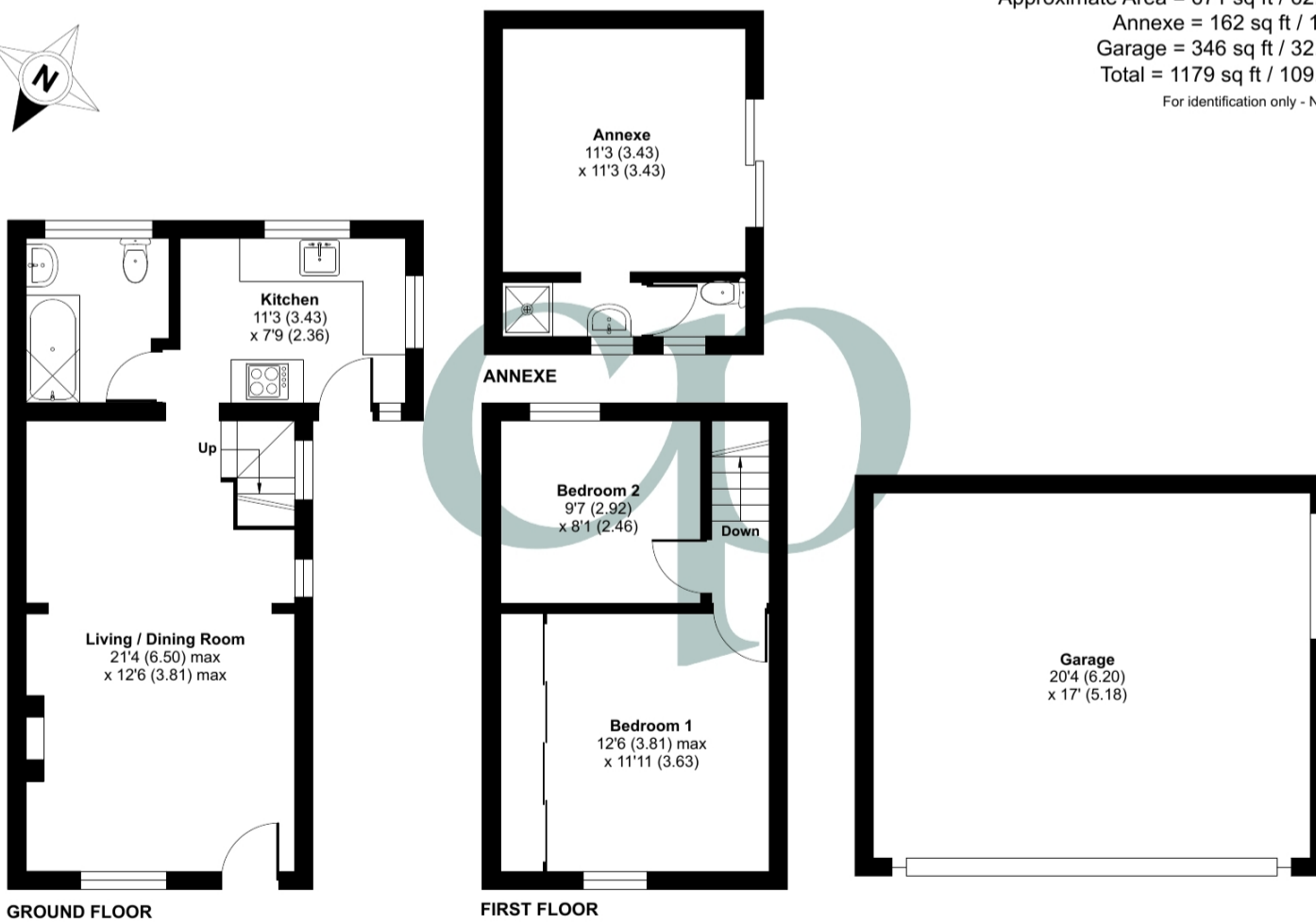




Approximate Area = 671 sq ft / 62.3 sq m  
Annexe = 162 sq ft / 15 sq m  
Garage = 346 sq ft / 32.1 sq m  
Total = 1179 sq ft / 109.4 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	27	60
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1101700

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

Viewing by appointment only

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This 2 bedroom cottage with detached annexe to the rear has been updated and refurbished throughout and could have DEVELOPMENT POTENTIAL with a building plot in the side garden and/or converting the double garage to a dwelling. (subject to any necessary approvals)

- Annexe planning approved in 1991 MB/91/00829/FULL I (05/06/1991)
- 1 bedroom annexe in the garden
- 20ft Garage with development potential (subject to consents)
- Off road parking for 3 cars
- Just a short walk into Stotfold town
- New Kitchen and Bathroom

## Ground Floor

### Living Room / Dining Room

6.50m x 3.81m (21' 4" x 12' 6")  
Wood effect flooring. Double-glazed, multi-pane tilt and turn window with fitted shutter to front. Inset wood burning stove with slate hearth. Vertical radiator. Open plan to dining area. Double-glazed window to side. Stairs rising to first floor. Vertical radiator.

### Kitchen

3.43m x 2.36m (11' 3" x 7' 9")  
A range of wall and base units with roll-edged work surfaces over. Insets ceramic sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Gas range cooker with glass splash back and extractor hood over. Wall mounted gas boiler. Double-glazed windows to rear and side. Double-glazed door on to rear garden.

### Bathroom

Suite comprising 'P' shaped panel enclosed bath with main shower over and glass side screen and waterfall tap, vanity wash hand basin and low-level WC. Chrome heated towel rail. Fully tiled walls. Extractor fan.



## First Floor

### Landing

Double-glazed window to side on half landing.

### Bedroom 1

3.81m x 3.63m (12' 6" x 11' 11")  
Double-glazed multi-pane tilt and turn window to front with fitted shutter. Wood-effect flooring. Built in wardrobes with mirrored sliding doors. Vertical radiator.

### Bedroom 2

2.29m x 2.46m (7' 6" x 8' 1")  
Double-glazed tilt and turn window to rear. Vertical radiator. Wood-effect flooring.

### Outside

#### Annexe Bedroom / Living Space

3.43m x 3.43m (11' 3" x 11' 3")  
Work surface with space for fridge. Loft access with pull down ladder to fully boarded loft space. Wall lights. Double-glazed patio doors on to paved patio area with extending canopy.

#### Annexe Shower Room

Shower cubicle, vanity wash hand basin and low-level WC. Extractor fan. Two obscured double-glazed windows to rear.

#### Front Garden

Privet hedge screening to front. Paved area with flower and shrub borders. Off road parking for three cars.

#### Rear Garden

Paved patio area. Mainly laid to lawn. Water tap. Gated access to front. Paved pathway through to side garden.

#### Side Garden

Laid mainly to lawn with flower and shrub borders. Brick built outbuilding.

#### Double Garage

6.20m x 5.18m (20' 4" x 17' 0")  
Double-glazed window to side. Remote control up and over door. Power and light.

