



Rose Cottage, 12 High Street, Swinstead, Lincolnshire NG33 4PA

£250,000



BEAUTIFUL GRADE II LISTED COTTAGE IN A LOVELY VILLAGE LOCATION Rosedale are delighted to offer to the market this increasingly popular style of property, set in the village of Swinstead. This cottage was once part of the village bakery and, over the years, has been converted into a lovely three-bedroom home. In 2014, the roof was replaced, and the property was completely rewired. More recently, the windows have been replaced with traditional hardwood, sealed-unit double-glazed ones. The property has many wonderful features, including a large entrance hall, a lounge/diner with an inglenook-style fireplace—ideal for a wood burner (currently capped)—and a lovely bay window to the front. To the rear of the property is a modern kitchen/breakfast room overlooking the established rear garden. Upstairs, there are three bedrooms and a family bathroom. Outside, the property is set back from the road with a small fenced frontage. The rear garden is surprisingly large, with plenty of lawn and shrub areas, enclosed by traditional stone walling and fencing. There is gate access leading to the stone-built detached garage. The property is being sold with no onward chain. To fully appreciate this cottage, viewings are highly recommended. EPC Energy Rating E - Council Tax Band C.

ENTRANCE HALL

Half glazed door to front, radiator, laminated flooring, wall mounted light fittings, cupboard under stairs, stairs to first floor and window to front.

LOUNGE

21' 1" x 13' 10" (6.43m x 4.22m) (into bay) (approx.) Sealed unit double glazed bay window to front, open fireplace, inglenook style, wall mounted light fittings, radiator, beams, corner cupboard.

KITCHEN

14' 5" x 8' 8" (4.39m x 2.64m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, tiled flooring, fridge space, plumbing and space for washing machine and dishwasher, radiator, two sealed unit double glazed windows to rear and solid wood door to garden.

LANDING

Loft access.

BEDROOM ONE

18' 9" x 13' 5" (5.71m x 4.09m) (approx.) Sealed unit double glazed window to front, walk-in cupboard and radiator.

BEDROOM TWO

12' 3" x 9' 2" (3.73m x 2.79m) (approx.) Sealed unit double glazed window to front, radiator and over stair shelving.

BEDROOM THREE

7' 7" x 5' 3" (2.31m x 1.60m) (approx.) Sealed unit double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, radiator, extractor fan and sealed unit double glazed window to rear.

OUTSIDE

Front garden - Picket fencing, gated access and hedging.

The rear garden has a brick built shed, flagstone patio, pond, mature shrubs, trees, laid to lawn, enclosed by dry stone walling and fencing, gated access to detached store garage.

GARAGE

For storage or parking.

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.

