



 **SPREY**
PROPERTY

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Teigh Road, Ashwell
Offers In Excess Of £275,000



A unique opportunity to live in a rural setting with easy access to Oakham and Melton Mowbray. Offering outstanding views to the front and rear aspects, this three-bedroom end terrace cottage, sits on a generous wrap around plot providing huge opportunity for renovation and extension STPP. The ground floor comprises of an entrance hall, stairs to the first floor and door to the living room which offers views to the front aspect and an open fire. The kitchen/dining room is fitted with an array of wall and base units. To complete this floor is a rear lobby, store cupboards and downstairs W/C. The stairs to the first-floor landing offers access to three spacious bedrooms with plenty of room for bedroom furniture and a sizable bathroom. The large, fully enclosed rear garden is mainly laid to lawn with a hedge down the middle giving the idea it is two separate gardens but can be removed to make one large open space. There is also a wooden shed and brick store to the side. The front garden is also laid to lawn with a mature well-maintained hedge surrounding with flower borders. Subject to planning there is scope to make a driveway for several cars. The current owners share an area across from the cottage for parking, but this comes on a first come first served base and is not included within the sale.

Offer for sale with NO forward Chain.

Tenure: Freehold

Main Water and Electric

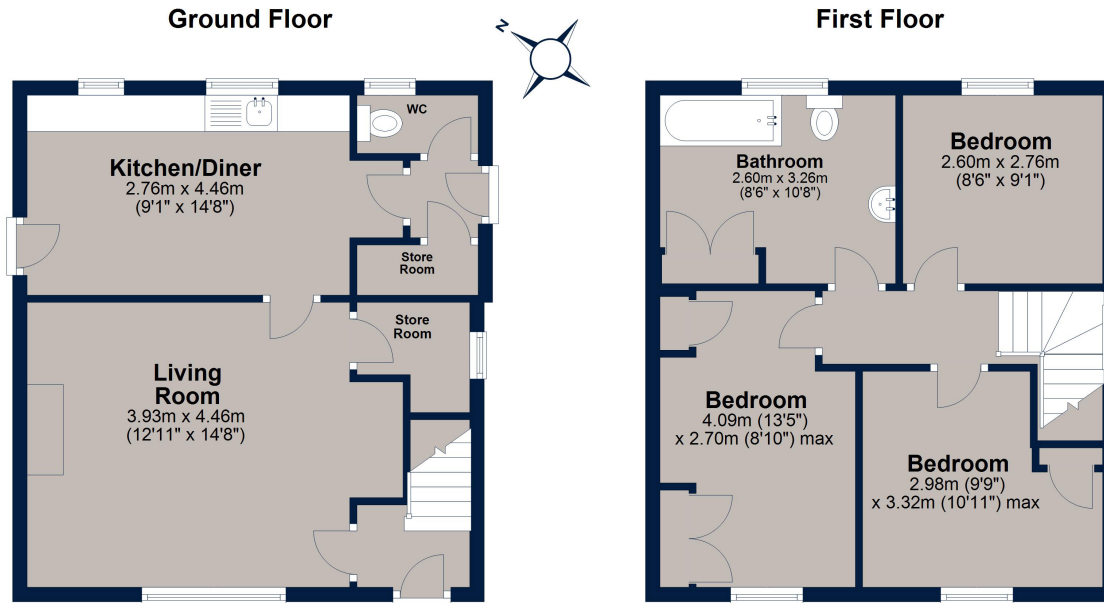
EPC: E

Council Tax: B





Teigh Road, Ashwell



Total area: approx. 83.5 sq. metres (898.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan produced by M-Photo

Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

VILLAGE LIFE The conservation village of Ashwell has a population of approx. 300 and is situated 2 miles to the north of the delightful market town of Oakham. Trains from Oakham provide connecting services from Leicester or Peterborough (Peterborough to Kings Cross takes less than an hour). It is also well situated for easy access to the A1, providing communication to London and the north. Schooling in the area is outstanding with great primary & secondary schools across the county and the public schools of Oakham, Uppingham and Oundle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements