



 SPREY
PROPERTY

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School Hill, Sproxtton
Offers Over £300,000





Charming, character cottage situated in the quiet countryside village of Sproxton. Midway dates back some 250 plus years and is abundant in originality.

To the ground floor the property has two reception rooms: a living room enjoying a dual aspect with sliding doors to the garden, window to the front aspect and a Velux window also. A charming, naturally light room. There is also a dining room with a multi-fuel stove inset to a stone surround fireplace. The kitchen is well-equipped with a range of cupboards, space for appliances and an oil-fired Watson aga range cooker. There is also a modern shower room to the ground floor.

To the second floor there are two bedrooms, bedroom one being double in size, benefitting from built in storage and enjoying dual aspect views and bedroom two having a window to the rear aspect.

Externally, this property has a well-manicured rear garden with numerous bedding plants, shrubs and lawned area. There are a couple of outbuildings, one fit as a Utility and housing an outside WC and the other for storage, housing the oil tank.

This is a country cottage teeming with originality, traditional latch doors, a private rear garden in a quiet country village. Please contact the Melton office today to arrange your viewing.

Tenure: Freehold

Mains' water and electric

Oil Fired Central Heating and Multi-Fuel Stove

Council Tax Band: C (Melton Borough Council)

EPC Rating: F

No Upward Chain





Porch

Living Room: 3.23m (10'7") max x 5.06m (16'7")

Kitchen/Breakfast Room: 2.56m x 5.06m (8'5" x 16'7")

Dining Room: 3.54m x 3.54m (11'7" x 11'7")

Bathroom: 1.65m x 1.98m (5'5" x 6'6")

Bedroom One: 3.62m x 3.57m (11'11" x 11'9")

Bedroom Two: 1.98m x 2.61m (6'6" x 8'7")

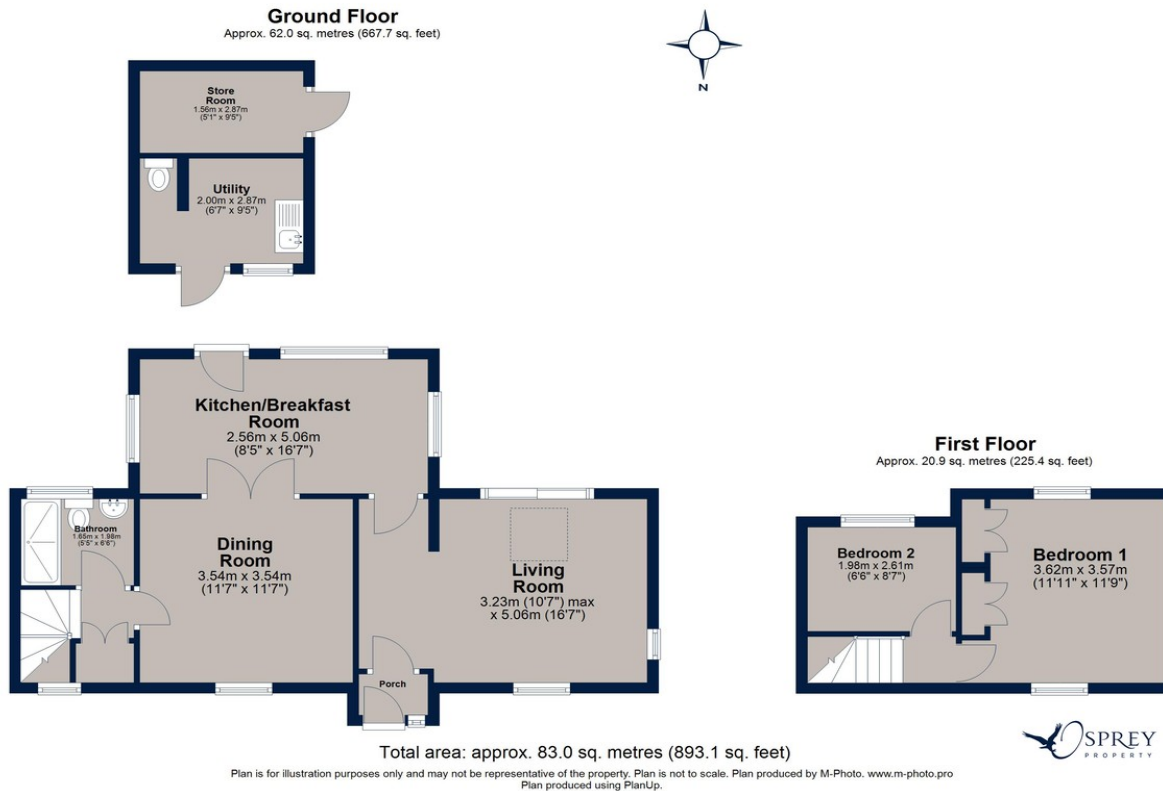
Utility: 2.00m x 2.87m (6'7" x 9'5")

Store Room: 1.56m x 2.87m (5'1" x 9'5")





School Hill, Melton Mowbray



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Sproxton is a conservation village lying c. 9 miles from the market town of Melton Mowbray and c. 10 miles from Grantham. An attractive village benefitting from fast fibre broadband connections and numerous countryside walks nearby. There are regular high speed trains from Grantham to London Kings Cross in c. 1 hour.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 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