



20 Wartnaby Road, Ab Kettleby, LE14 3JJ

£164,950

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**20 Wartnaby Road
Ab Kettleby
LE14 3JJ**

A fantastic opportunity to acquire this spacious two bedroom end of terraced stone and brick built cottage situated in the highly regarded village of Ab Kettleby.

Ab Kettleby is a quiet village which benefits from a local pub, primary school and has good links to both Melton Mowbray, Nottingham, Loughborough and Leicester.





Bedroom one



Bedroom Two

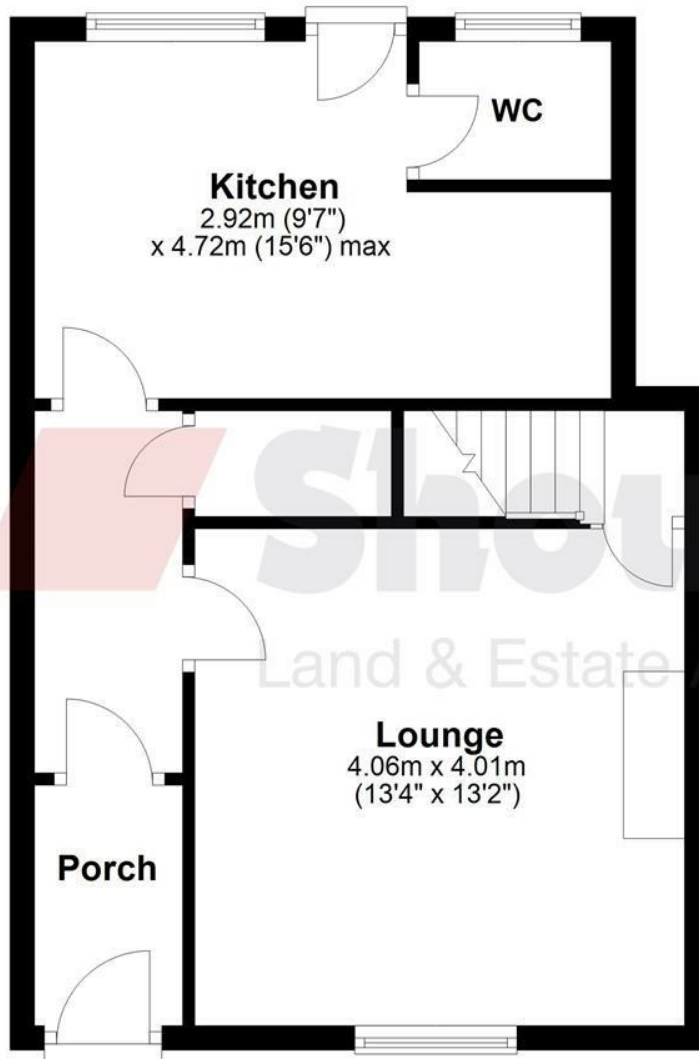
This charming property is entered through a uPVC door into a shared porch with number 22, featuring original quarry tiled flooring and a hardwood door leading into the home. The spacious sitting room offers a cosy atmosphere with a fire place, character beamed ceiling, a front-facing window, radiator, and stairs rising to the landing. From here, a hallway provides access to an under-stairs storage cupboard. The kitchen/diner is fully fitted with hardwood base and eye-level units, laminate worktops, and space for an oven, washing machine, and fridge. It also includes a stainless steel sink, a gas-fired boiler, radiator, tiled splashbacks, tiled flooring, and a uPVC door opening out to the garden. A convenient ground floor WC is fitted with a sink, low flush WC, and tiled flooring.

Upstairs, bedroom one is particularly spacious and enjoys pleasant views over the surrounding countryside, along with front-facing windows and a radiator. Bedroom two is a rear-facing double bedroom with a window overlooking the back and a radiator. The bathroom is fitted with a low flush WC, ceramic pedestal sink, radiator, and a panelled bath with a screen and mixer shower, complemented by tiled splashbacks and a rear window.

Outside, there is on-street parking to the front of the property. To the rear sits a large brick-built store with lighting connected, offering excellent potential for conversion into a workshop or home office (subject to the necessary planning permissions). Immediately behind the property are small planting beds, while beyond the garden of number 24 lies a larger garden area mainly laid of lawn and bordered by mature trees, creating a pleasant outdoor space.

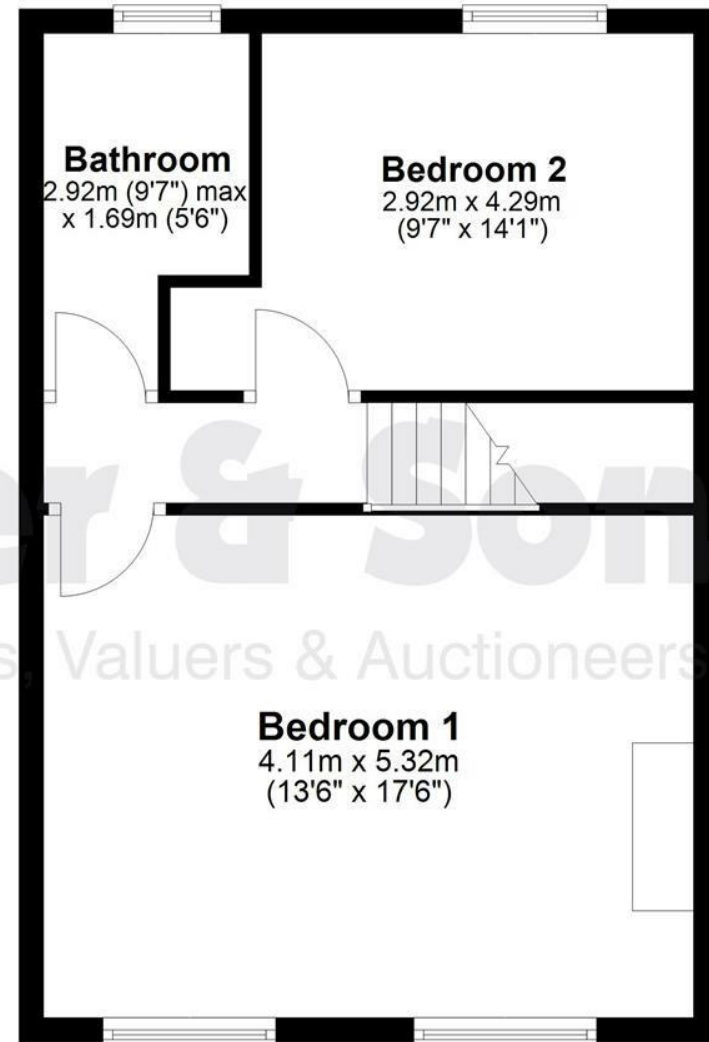
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)

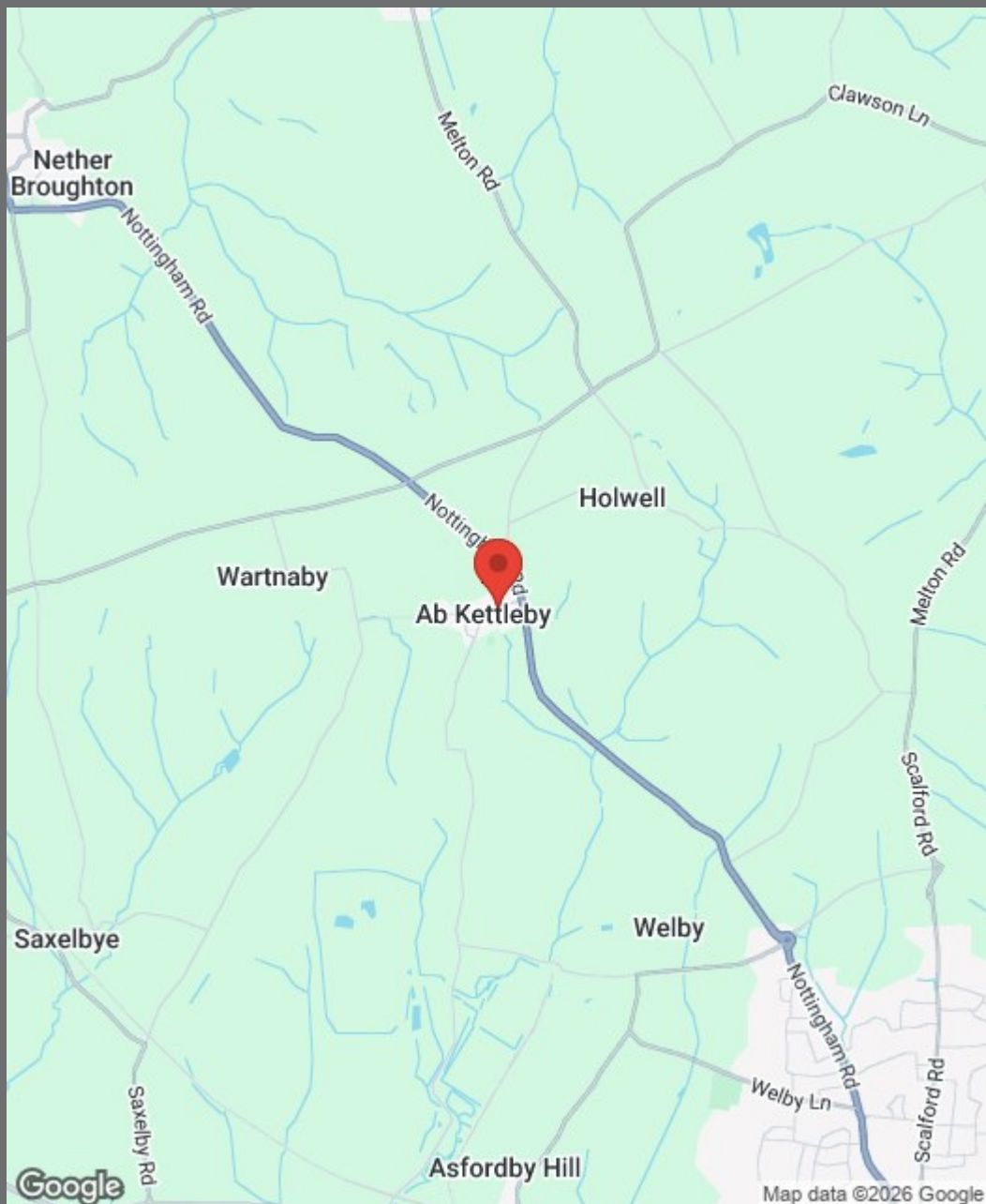


First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- CHARACTER FEATURES THROUGHOUT
- KITCHEN DINING ROOM
- END TERRACE PROPERTY
- POPULAR VILLAGE
- GAS FIRED HEATING & uPVC DOUBLE GLAZING
- DOWNSTAIRS WC
- BRICK BUILT OUTHOUSE
- TWO BEDROOMS
- NO ONWARD CHAIN
- GARDEN SITUATED BEHIND ADJOINING GARDENS



stapled.plums.incurring



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.