



# Anchor Lane, Fladbury

Asking Price: £445,000

- Three bedroom grade II listed character cottage
- Modern kitchen with a separate utility area
- Master bedroom with en suite
- Sought after village location
- Feature fireplace in the lounge and dining room
- Exposed beams, feature doors and wood flooring
- Cloakroom and family bathroom
- Garage and off road parking

Nigel Poole  
& Partners

# Anchor Lane

## Fladbury

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**\*\*THREE BEDROOM BLACK AND WHITE GRADE II LISTED CHARACTER COTTAGE\*\*** Rarely does a property like this come to the market. This property is set in a popular village location with proximity to Pershore Town Centre. The accommodation is spread over two floors and comprises a spacious entrance hall with a separate cloakroom, dining room with an open fireplace, lounge with dual aspect windows and a kitchen with a rear hallway which is being used as a utility area leading to part of the first floor. On the first floor are three double bedrooms, master bedroom with en-suite and a family bathroom. The enclosed rear garden has a secluded feel with a mature lawned area as well as courtyard. Detached single garage and off-road parking for up to two vehicles.

### Entrance Hall

Dual aspect windows to the front and rear. Entrance door to the front. Doors leading off. Stairs rising to the first floor. Radiator.

### Kitchen 12' 8" x 9' 11" (3.86m x 3.02m)

Dual aspect windows to the side and rear. Range of wall and base units surmounted by work surface. Four ring gas fired hob and oven. Sink and drainer. Cupboard housing the combination boiler. Door out to the side of the property.



### Utility Area 15' 8" x 6' 1" (4.77m x 1.85m)

Window to the side aspect. Space and plumbing for a washing machine, tumble dryer and dishwasher. Stairs rising to the first floor. Radiator.

### Dining Room 15' 8" x 13' 11" (4.78m x 4.25m)

Dual aspect windows to the front and side of the property. Brick fireplace with open fire. Radiator.



### Lounge 15' 8" x 13' 4" (4.77m x 4.06m)

Dual aspect windows to the front and rear. Feature fireplace with an electric fire. Door out to the rear courtyard. Storage cupboard. Radiator.

### Cloakroom

Window to the rear aspect. Pedestal wash hand basin. Low level w.c.



## Landing

Window to the front aspect. Doors leading off. Radiator.

## Bedroom One 15' 8" max x 14' 1" (4.78m x 4.28m)

Window to the front aspect. Radiator.



## En Suite

Shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c.

## Bedroom Two 15' 8" x 13' 6" (4.77m x 4.11m)

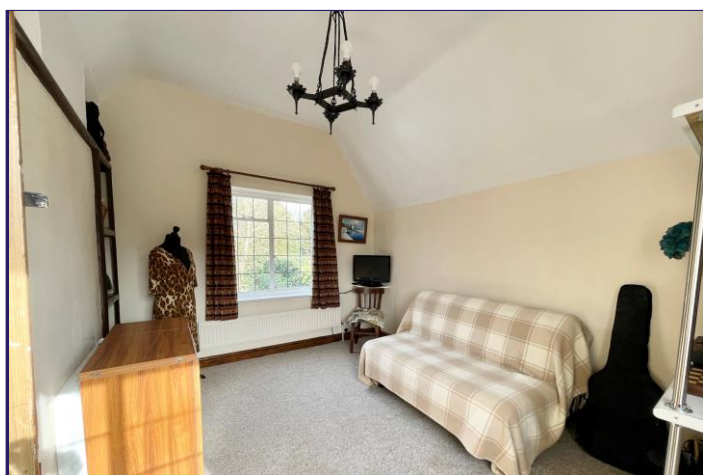
Dual aspect windows to the front and side. Radiator.

## Bedroom Three 12' 8" x 9' 9" (3.86m x 2.97m)

Dual aspect windows to the side and rear aspect. Radiator.

## Family Bathroom

Obscure window to the side aspect. Bath with a mains fed shower. Pedestal wash hand basin. Low level w.c.





## Courtyard and Rear Garden

Enclosed rear garden with raised patio seating area with steps down to the lawned garden. Mature planting and raised beds filled with stones and plant pots. Garden swing seat. Side gate out to the front of the property.

## Garage

Single garage with gated doors, electric and power.



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