



Old Great North Road, Stibbington

£375,000



Originally dating back to 1850, Station Master's Cottage is a charming Grade II listed former station house, nestled in the well connected and picturesque village of Stibbington. Converted from two cottages in the 1960's and lovingly maintained ever since, the home blends period character with stylish modern comforts.

Inside, the bright living/dining room is full of charm, with cast iron radiators, a decorative fireplace, and two large front facing windows. The kitchen is the heart of the home, featuring an oil fired Rayburn, Italian oak worktops, and a floor to ceiling pantry, with French doors opening onto a low maintenance rear garden. A separate snug, utility room, and downstairs WC complete the ground floor.

Upstairs, three well proportioned bedrooms with built in storage are served by a smart, metro tiled shower room. With two off road parking spaces, attractive kerb appeal, and a blend of old and new, this is an ideal lock up and leave or stylish country base. Just a stone's throw from the River Nene and beautiful countryside walks, it's a perfect spot for those who love nature and peaceful village life.

Tenure: Freehold Oil Fired Heating Council Tax: Band B Grade II Listed

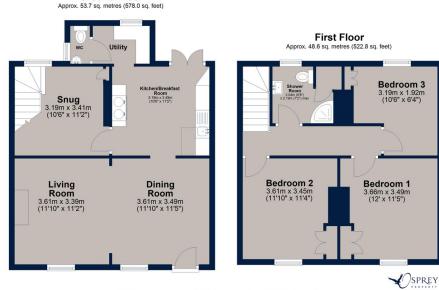






## Old Great North Road, Stibbington

# Ground Floor



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

#### Osprey Oakham

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

#### Osprey Stamford 7 Red Lion Street Stamford Lincolnshire, PEg 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 Charming Grade II listed former station house in Stibbington, blending period features with modern style. Converted from two cottages, it offers spacious rooms, a Rayburn kitchen, snug, low maintenance garden, and off road parking, making an ideal lock up and leave.



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.