



Linton House, Church Lane

| Minting, Horncastle | LN9 5RS

£375,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Linton House

Church Lane |

Minting, Horncastle | LN9 5RS

£375,000

**** POSSIBLE CONTRIBUTION TO STAMP DUTY **** A Spacious Detached Home which has been Modernised and Refurbished throughout set in this peaceful village which has The Sebastapol Inn offering live music nights and serving good pub grub. There is also a Village Hall and the St Andrews Church. Anyone needing further shopping and leisure will need to pop into Wragby around six miles or Horncastle which is seven miles distance, the latter having Secondary Schooling. There are an abundance of walks in the surrounding beautiful Lincolnshire countryside.

This home is warmed by oil fired heating to radiators and retained by uPVC double glazing, it has been the subject of much improvement including a Re-Fitted Kitchen, Bathroom and En-Suite and enjoys direct Countryside views to the rear. The spacious accommodation comprises: Reception Hall, Cloakroom, Large Living Room, Re-Fitted Kitchen being open plan to the Dining Area, there is also a Utility Room and Covered Side Porchway. On the First Floor there is a a Galleried Landing, Four Bedrooms, Re-Fitted En-Suite Shower Room to the main bedroom and a Re-Fitted Bathroom. Outside there is an enclosed Patio Garden to the rear with open countryside views and a private Front Garden. Parking is for two-three cars and accesses the Single Garage.

This home is offered For Sale with No Chain.

- **** POSSIBLE CONTRIBUTION TO STAMP DUTY ****
- Countryside Views to Rear
- Re-Fitted Bathroom & En-Suite
- Four Good Bedrooms
- Refurbished & Modernised Detached Home
- Re-Fitted Kitchen
- Spacious Living Rooms
- Parking plus Single Garage

Storm Porch

Tiled floor. Composite entrance door with double glazed insert plus two double glazed side screens to:-

Reception Hall

Oak style floor. Radiator. Stairs to First Floor with recess under. White panel doors off.





Re-Fitted Cloakroom

White suite of Low Level W.C. Trough sink in vanity finished in white high-gloss with cupboard under. Grey tiling to half height. Radiator. Window to rear.

Living Room

21'0 x 12'2 plus square bay (6.40m x 3.71m plus square bay)
Square bay window to the front. uPVC double glazed, double doors to rear garden. Radiator.

Dining Area

9'10 x 11'3 (3.00m x 3.43m)
Radiator. Window to front. Oak effect floor. Squared arch to:-

Re-Fitted Kitchen

14'7 x 10'6 (4.45m x 3.20m)
Grey wood grain effect base units and white wood grain effect wall units all with brushed steel handles. Wood work-surfaces with inset one and a half bowl, single drainer sink top. Built-in electric double oven, electric hob and concealed extractor. White vertical radiator. Oak effect floor. Window to rear with countryside views. Pantry cupboard. uPVC double glazed door to:-

Covered Porchway

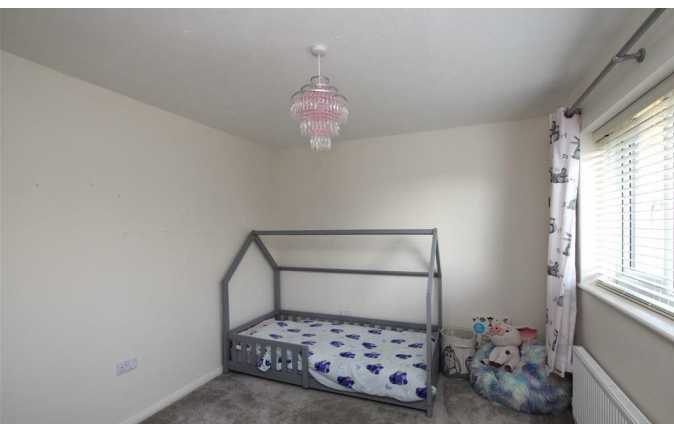
uPVC entrance door from the front. Half double glazed door to rear. Wood effect tiled floor.

Utility Room

19'1 x 4'11 (5.82m x 1.50m)
White double base unit. Wood effect work-surfaces with single drainer stainless steel sink top. Wood effect tiled floor. Window to front. White door to Garage.

Bedroom One

12'0 x 10'8 min (3.66m x 3.25m min)
Window to rear with countryside views. Radiator. White door to:-



Re-Fitted En-Suite Shower Room

White suite of corner shower. W.C. with concealed cistern. Wash hand basin in white high-gloss vanity unit with double cupboard under. Chrome heated towel rail. Window to rear.

Bedroom Two

9'9 x 11'3 (2.97m x 3.43m)

Window to front. Radiator.

Bedroom Three

8'7 x 12'3 (2.62m x 3.73m)

Radiator. Window to front.

Bedroom Four

10'10 x 7'8 (3.30m x 2.34m)

Window to rear with countryside views. Radiator.

Re-Fitted Bathroom

White suite of panelled bath having shower and glazed screen over. W.C. with concealed cistern. Wash hand basin in vanity unit with white high-gloss finish and double cupboard under. Chrome heated towel rail. Tiling to half height extending to full height around the bath. Window to rear.

Front Garden

Gated access. Parking for three cars and giving access to the Garage. Private lawned area enclosed by conifer screening.

Single Garage

Electric roller door. Light and electric supply. uPVC double glazed window to the rear.

Rear Patio Garden

Paved patio. Oil boiler. Open countryside views to rear.

Additional Information

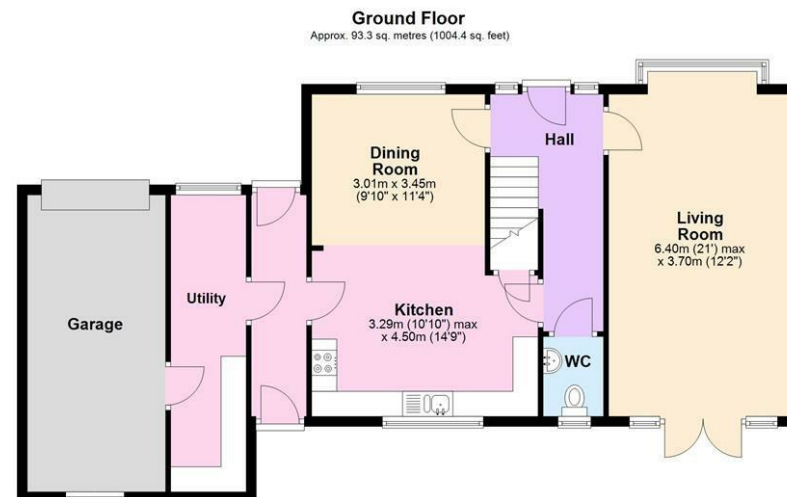
Tenure: Freehold

Council Tax Band: E - East Lindsey

E.P.C. Rating: D

Services: T.B.C. with Oil Fired Central Heating





Total area: approx. 154.8 sq. metres (1665.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales	EU Directive 2002/91/EC	

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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.