



# The Cottage, Thornton Road

| South Kelsey, Market Rasen | LN7 6PS

£1,200 Per Month



**Perkins George Mawer & Co.**

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



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A Beautifully Presented, Detached Cottage in the heart of South Kelsey Village. This rural village is set in lovely Lincolnshire countryside, perfect for dog walking. In the village there is Hall Farm Park, a great place to take the kids and give them chance to let off steam in the indoor or outdoor play areas, or enjoy a relaxing tea or coffee in the on site cafe. There is a pub in the village too, which offers good pub grub. A first school can be found in the neighbouring village of North Kelsey.

The 'loved' cottage home has been greatly improved over recent years, it blends character features with modern styling with a clever use of Farrow and Ball paint colours. There are modern, practical benefits which include a 'Ring' doorbell plus security cameras plus uPVC multi pane double glazing and warmed by oil fired heating and multi fuel burner for cosy evenings in.

The deceptive accommodation comprises; Spacious Reception Hall, Ground Floor Shower/Cloakroom, Living

- Beautiful Detached Cottage
- Rural Lincolnshire Village
- Shower Room plus Bathroom
- Cabin Studio/Gym
- Gardener's Paradise
- Three Receptions Rooms
- Three Bedrooms
- Planning Permission to Extend

Spacious Reception Room  
14'6 x 6'8 (4.42m x 2.03m)

Ground Floor  
Shower/Cloakroom

Dining Room  
14'7 x 11'11 (4.45m x 3.63m)

Living Room  
13'1 x 11'1 (3.99m x 3.38m)

Study/Playroom  
8'0 x 8'1 (2.44m x 2.46m)

Lobby Area

Kitchen/Breakfast Room  
14'6 x 9'8 (4.42m x 2.95m)

Landing

Bedroom One  
14'7 x 9'5 (4.45m x 2.87m)

Bedroom Two  
12'6 x 9'8 (3.81m x 2.95m)

Bedroom Three  
8'9 x 5'5 (2.67m x 1.65m)

Bathroom

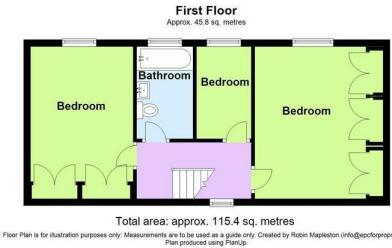
Outside to the Front

Side Garden

Rear Garden

Summerhouse Or Studio/Gym

Additional Information



Total area: approx. 115.4 sq. metres  
\*Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleson (info@aproperty.net)  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Perkins George Mawer & Co  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk