



## The Old Forge, Maltkiln Road

| Fenton, Lincoln | LN1 2EW

£160,000



Perkins George Mawer & Co.

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



# The Old Forge

Maltkiln Road |

Fenton, Lincoln | LN1 2EW

£160,000

Two Bedroom Semi Detached 'Cottage' Bungalow. Set in the village of Fenton, within the Fenton and Torksey Parish, this rural village has been at the centre of farming for many years, including breeding Lincoln Red Cattle. The nearby village of Saxilby has all the usual amenities including a medical centre and railway station. Local schooling is also well provided for. Fenton is less than ten miles from Lincoln City Centre, and within easy reach of Newark and the A1.

The Old Forge accommodation is all on one floor and comprises in brief:- Rear Porch, Reception Hall, Kitchen with Pantry, Living Room, Two Bedrooms and Bathroom. Outside there is a good sized Rear Garden and Small Outbuilding. Offered For Sale with No Chain.

- Semi Detached 'Cottage' Bungalow
- In Need of Modernisation
- Lovely Village Setting
- Two Bedrooms
- Good Sized Gardens
- No Chain

## Rear Entrance Porch

Approached via uPVC double glazed entrance door. Double glazed windows to sides and rear. Panelled inner door with multi pane, single glazed inserts to:-

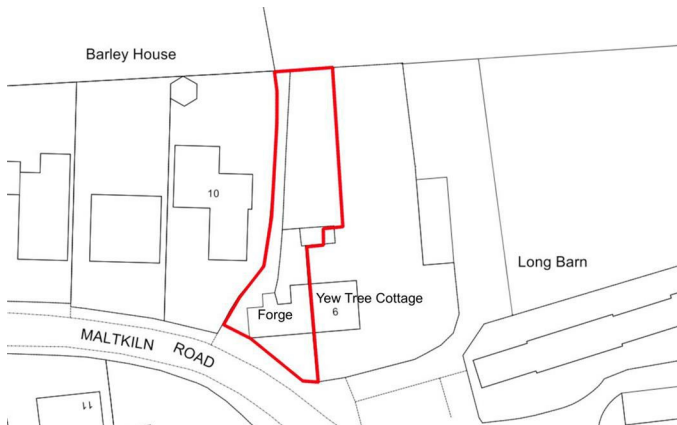
## Entrance Hall

Night storage heater. Laminate floor. Access to loft with Concur air unit. White panel effect doors off.

## Living Room

13'4 x 10'10 (4.06m x 3.30m)

Electric coal effect fire with white 'Adam' style mantel. Picture rail., Night storage heater. Window to front. External wall having internal insulation.







### Kitchen

6'3 x 13'1 (1.91m x 3.99m)

Fitted wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Built-in electric oven, hob and extractor. Night storage heater. Window to rear. White panel effect door to Bedroom One and Pantry (4'3 x 4'1).

### Utility Room

#### Bedroom One

10'3 x 9'9 + wardrobe recess (3.12m x 2.97m + wardrobe recess)  
Floor to ceiling, mirror fronted wardrobe. Additional wardrobe with two matching double storage cupboards. Night storage heater. Window to front. External wall having internal insulation.

#### Bedroom Two

9'6 x 10'2 (2.90m x 3.10m)

Night storage heater. Window to front. External wall having internal insulation.

### Bathroom

White suite of panelled bath having mixer tap/shower attachment. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Airing cupboard housing foam lagged hot water cylinder. Night storage heater. Tiled floor. Window to rear. Fan heater.

### Rear Garden

Expanse of lawn. Garden Store 10'7 x 10'2 Window. Quarry tiled floor.

### Additional Information

Tenure: Freehold

Council Tax Band: A - West Lindsey

Services: T.B.C.

EPC Rating: D

what3words ///composed.save.lilac

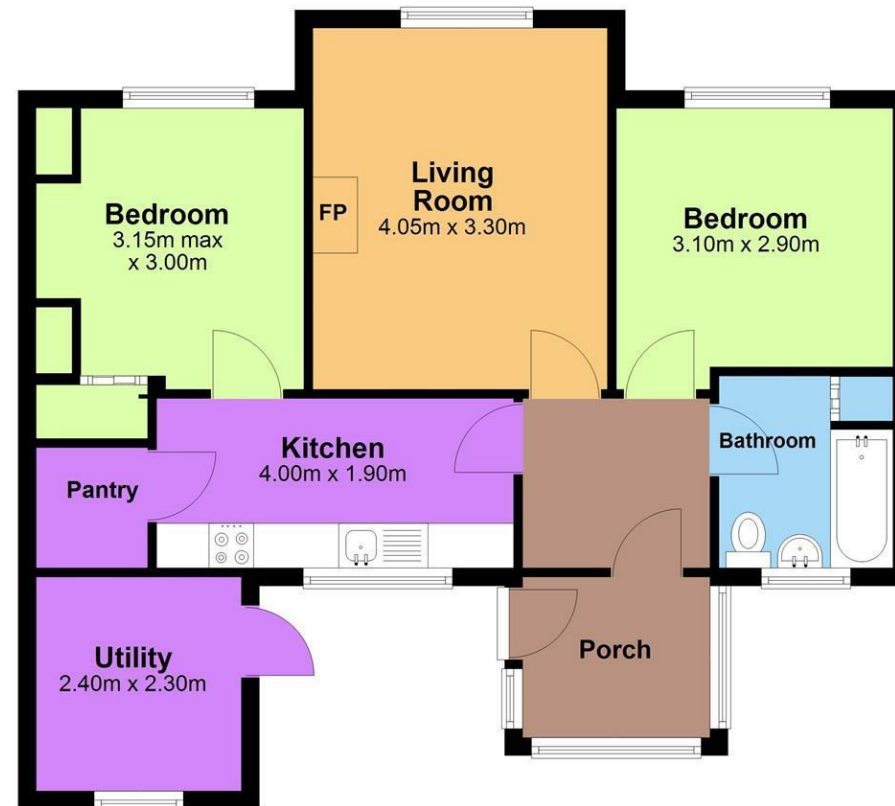


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### The Old Forge

Approx. 62.2 sq. metres



Total area: approx. 62.2 sq. metres

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

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

01673 843011

info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

#### 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.