



Laburnum Cottage ,

| Atterby, Market Rasen | LN8 2BJ

£160,000



Perkins George Mawer & Co.

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

Laburnum Cottage

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A Characterful and Charming Semi Detached Cottage in this 'Sleepy' Lincolnshire Hamlet. Atterby is a small hamlet nestled in Beautiful Lincolnshire Countryside but is not far from the A15 which provides good links to motorway networks plus Lincoln, Brigg and Gainsborough. Market Rasen is around ten miles distance and caters for all your 'every-day' needs including a Tesco Supermarket, Co-Op Food Store and a selection of Independent Shops plus a Railway Station providing access across the country.

This Quirky and Quaint Cottage has been Cherished since the 1980's by the current owner but is now ready to be Re-Loved by a new owner. It has features including Exposed Stonework and Ceiling Beams and Timbers and accommodation that comprises: Rear Porch, 'L' Shaped Kitchen/Breakfast Room, Ground Floor Shower Room, Inner Hall with Pantry off and opening to the Living Room and there are Two Bedrooms on the First Floor. Outside is a wonderful, Gardener's Paradise with so much potential in right buyer's hands. There is a Gated Drive to a Single Garage, Sculptured Lawns, Vegetable Patch and additional outbuildings including a Laundry Room, Shed, Greenhouse, Workshop and Chicken Coop, the latter three requiring attention or to be removed, providing a more open aspect.

- Rural Lincolnshire Hamlet
- Wonderful Large Garden
- Charming, Character Cottage
- Some Updating Required
- 'L' Shaped Kitchen/Breakfast
- Living Room with Beams
- Shower Room & Two Bedrooms
- No Onward Chain

Rear Entrance Porch

4'7 x 5'3 (1.40m x 1.60m)

Approached through stable door. Slate tiled floor. Sealed unit double glazed windows to rear and sides. Fitted storage cupboards. Multi pane glazed inner doors to:-





'L' Shaped Kitchen/Breakfast

7'4 x 12'8 plus 5'6 x 7'2 (2.24m x 3.86m plus 1.68m x 2.18m)

Fitted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top.. Terracotta colour tiled floor. Night storage heater. Window to rear. Exposed stonework. Double opening larder/storage cupboard. feature window overlooking the rear garden. Door to Lobby and doorway to Inner Hall.

Lobby

Terracotta colour tiled floor. Storage cupboard. Door to Shower Room.

Shower Room

Walk-in shower area. Round wash basin in vanity unit with granite top. Low level w.c. Quarry tiled floor. Night storage heater. Sealed unit double glazed window to front. and side. Airing cupboard housing foam lagged hot water cylinder.

Inner Hallway

Steep staircase to First Floor. Door to Pantry and doorway to Living Room.

Pantry

8'3 x 3'9 (2.51m x 1.14m)

Fitted shelving. Sealed unit double glazed window to front.

Living Room

15'7 x 12'8 (4.75m x 3.86m)

Beamed ceiling. Plate shelf. Exposed stonework. Two sealed unit double glazed windows overlooking the rear garden. Electric radiator. Display niche with shelving. Log burner which has been disconnected.

Landing

Sealed unit double glazed window overlooking the rear garden. Fitted shelving. Beamed ceiling. Latched doors off.



Bedroom One

17'2 x 8'11 (5.23m x 2.72m)

Vaulted and beamed ceiling. Sealed unit double glazed window overlooking the rear garden. One double and one single wardrobe.

Bedroom Two

9'11 x 8'1 plus wardrobes (3.02m x 2.46m plus wardrobes)

Velux window. One double and one single fitted wardrobe. Beams.

Wonderful, Large Rear Garden

Approached through double opening wrought iron gates with long gravelled driveway leading to Garage and access to the main garden to rear. In need of some recultivation but being a stunning feature of the property with pond. Patio. Lawn. Well stocked cottage beds and borders with mature shrubs and trees including fruit trees and a vegetable plot. Timber garden shed. Large greenhouse in need of some repair. Pig-sty. There are a number of additional outbuildings as follows;

Outside Laundry Room

7'3 x 6'7 (2.21m x 2.01m)

Attached to the cottage. Having plumbing for a washing machine. Light and electric.

Garage

16'7 x 7'11 (5.05m x 2.41m)

Double opening timber doors.

Workshop

15'6 x 17'6 (4.72m x 5.33m)

Adjoining Chicken Coop/House

Additional Information

Tenure: Freehold

Services: T.B.C.

Council Tax Band: A - West Lindsey

EPC Rating: E





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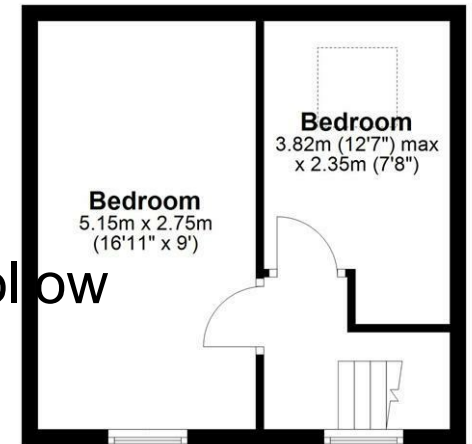
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Floor Plan to Follow

Total area: approx. 76.2 sq. metres (820.6 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		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
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