



The Cottage, Thornton Road

| South Kelsey, Market Rasen | LN7 6PS

£300,000



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 uPVC multi pane double glazing and the cottage is 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 Room, Separate Dining Room with bi-fold doors to the garden, Study/Playroom with its own entrance and a Kitchen/Breakfast Room with hand painted 'Vert de Terre' Farrow & Ball colour, giving the appearance of a handmade kitchen. On the First Floor there are Three Bedrooms and Bathroom.

It is also a gardener's paradise with zoned areas which include a bbq area, sculptured lawn, Workshop and Cabin - currently divided to form a Studio Room and Separate Gym.

- 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)

Approached via composite front door with double glazed inserts. Wood style flooring. Radiator. Coving. Oak staircase to First Floor with banister and spindles. uPVC double glazed window to the rear. Oak doors to Dining Room and Ground Floor Shower/Cloakroom. Doorway to Lobby Area. Finished in Farrow & Ball 'Elephant's Breath' paint finish.





Ground Floor Shower/Cloakroom

White modern suite of double shower enclosure. W.C. with concealed cistern. Round wash basin sat on oak wash-stand. Slate effect tiling. Recessed mirrors. Chrome heated towel rail. All painted in 'Card Room Green' paint by Farrow and Ball. uPVC double glazed window to the rear.

Dining Room

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

Log burner with surround and wooden mantel. Wood style flooring. Coving. White vertical radiator. Oak doors to Living Room and Study/Playroom. Bi-fold doors to garden.

Living Room

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

Two uPVC double glazed windows to the side and one to the rear. Beam. Wood style flooring. Double radiator.

Study/Playroom

8'0 x 8'1 (2.44m x 2.46m)

Plus depth of built-in cupboards. Two double cupboards, one having space and plumbing for washing machine and space for tumble dryer. uPVC double glazed window to the side. Half double glazed door to garden. Finished in 'Whirlybird' Farrow and Ball paint colour.

Lobby Area

uPVC double glazed window to the front. Archway to:-

Kitchen/Breakfast Room

14'6 x 9'8 (4.42m x 2.95m)

Range of hand painted, panelled wall and base units finished in 'Vert de Terre' Farrow & Ball paint colour with contrasting white porcelain doorknobs. Display shelving. Run of grey wood grain effect, roll top work-surfaces which extend to form breakfast bar and having inset white enamel, single drainer sink top. Tiled floor. Built-in double oven, induction hob and concealed cooker hood. Built-in dishwasher plus fridge/freezer. uPVC double glazed window to the front and rear. Half double glazed door to side garden.

Landing

uPVC double glazed window. Double radiator. Oak doors off. Oak banister and spindles.

Bedroom One

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

Plus depth of fitted wardrobes including three double and one single wardrobes. uPVC double glazed window to the front. Double radiator.

Bedroom Two

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

Plus depth of three double wardrobes. uPVC double glazed window to the front. Double radiator.



Bedroom Three

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

Dado. Double radiator. uPVC double glazed window to the front.

Bathroom

White Traditional Suite of panelled bath having telephone style mixer/shower tap attachment. Trough style sink in vanity with white hi-gloss finish units including one double and one single storage cupboards and drawers. Low level W.C. Tiling to water sensitive areas. Victorian style radiator/heated towel rail. uPVC double glazed window to the front.

Outside to the Front

Double opening timber gates providing vehicle access to Parking for two cars. Pedestrian gate to the front of the cottage. Inner gate to Rear Garden.

Side Garden

Accessible from the Kitchen/Breakfast Room plus gate to the front and access to rear garden. Pea-shingled area. Pergola covered seating area. Cold water tap. Raised and walled border.

Rear Garden

Zoned into areas which include a bbq area with 'Pea-shingle and paved patios. Raised and walled flower border. Pergola with climbing roses. Rain water butts. Sculptured lawned area with well stocked cottage borders. Quiet seating area with pergola. Vegetable garden area with raised beds, timber garden shed and Workshop. Cold water tap. Greenhouse. Access flanked by cottage borders and gate to:-

Summerhouse Or Studio/Gym

Currently split into two rooms, the Studio being 9'4 x 6'6 having two sealed unit double glazed windows to the front. Light and electric. Door to Gym 9'4 x 6'5 with two sealed unit double glazed windows to the front. Light and Electric.

Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

Mains: Water, Drainage and Electric and Oil Fired Central Heating

EPC Rating: E

AGENTS NOTE: These photos were taken prior to the current tenant occupying

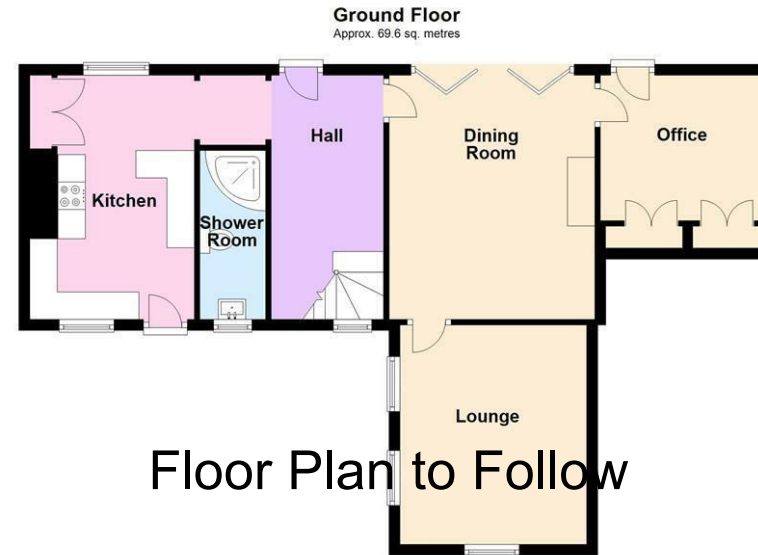
AGENTS NOTE: Previously, Planning Permission had been agreed for a Two Storey Side Extension, however this is currently lapsed - See Rightmove Link





Energy Efficiency Rating

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



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 Mapleston (info@epcforproperty.net)
Plan produced using PlanUp.

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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.