



Stone Cottage, The Hawthornes, Market Deeping

OIEO £365,000 Freehold

**Sharman
Quinney**

Key Features



- Unique and Spacious Stone Built Home
- Situated within a Private Enclave
- Four Reception Rooms
- Three Bedrooms
- Separate Annex/Salon

Accommodation Includes

Entrance Lobby

With wood flooring, stairs to first floor landing.

Cloakroom

Fitted with a two piece suite comprising concealed cistern WC, wash hand basin in vanity unit, window to front, tiled flooring.

Reception Hall/Snug

3.28m x 3.01m (10'9" x 9'10"). A spacious and bright room with wooden flooring and window to front making for an ideal home office or snug. Double doors opening to:

Lounge

5.89m x 4.65m (19'4" x 15'3"). A large lounge area with wooden flooring throughout and a full width window to the front bathing the room in light. Open



plan to:

Dining Room

3.29m x 2.49m (10'9" x 8'2"). Wooden flooring throughout, recess to downstairs storage, door to:

Kitchen

4.78m x 2.63m (15'8" x 8'7"). Fitted with a matching range of base and eye level units with worktops over, integrated slimline dishwasher, space for Range style oven, space for American style fridge freezer, window to side, door to:

Garden Room/Bar

5.24m x 3.79m (17'2" x 12'5"). An amazing entertaining space for all seasons linking the house to the main garden. With bi-fold doors opening on to the garden, bespoke bar with sink unit and fitted bench seating.

First Floor Landing

A spacious landing area with doors to:

Master Bedroom

5.59m x 3.69m maximum (18'4" x 12'1"). Window to side.

Bedroom Two

5.37m x 2.71m (17'7" x 8'11"). Windows to front and side aspects, recess storage area.

Bedroom Three

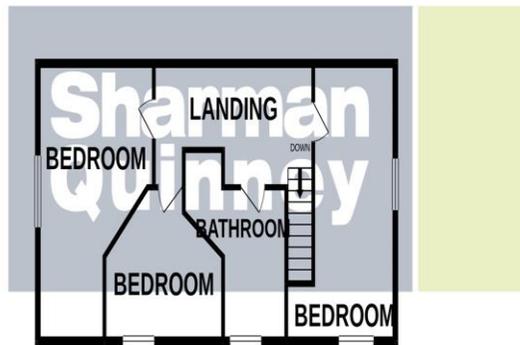
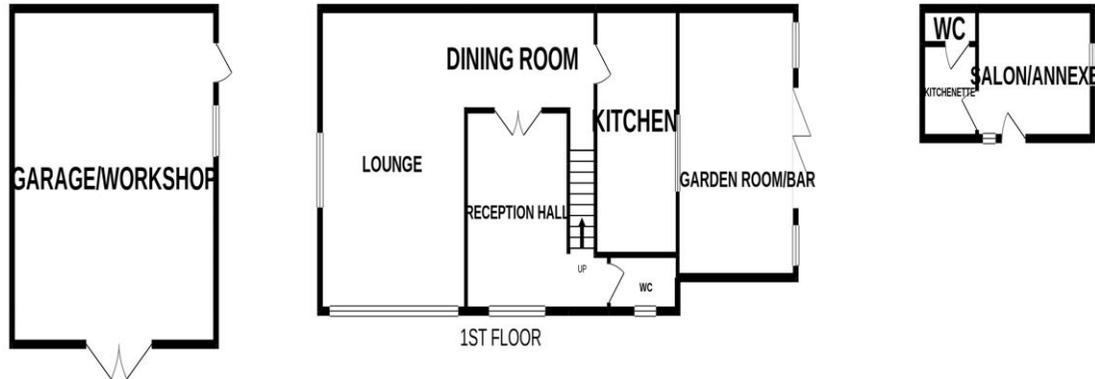
3.60m x 2.92m maximum (11'9" x 9'7"). Window to front.

Bathroom

Fitted with a four piece suite comprising bath with



GROUND FLOOR



mixer taps, pedestal wash hand basin, WC, recessed shower enclosure, window to front.

Outside

Salon/Annexe

3.71m x 2.58m (12'3" x 8'5"). Set to the rear of the garden is the self-contained annexe/salon, presently used for hoe working but offering a range of uses. Door leading to Kitchenette with base and eye level units, plumbing for washing machine, space for tumble drier/fridge. Door to cloakroom with WC and wash hand basin.

Garage/Workshop

6.55m x 6.52m (21'6" x 21'4"). A large timber framed garage/workshop which has been insulated by the present owners to create a gym/further useable outside space.

The property is set back from Towngate West along a private driveway with the garage/workshop flanked on either side with gravelled off road parking for a number of vehicles.

Leading off from the garden room is the enclosed rear garden which has been laid to low maintenance brick paving. A gate leads through to the rear portion where the salon/annexe is situated with a further low maintenance courtyard seating area and gated access to the front.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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