



**Rose Cottage, 4 Church Lane, Reepham,  
Lincoln, LN3 4DQ**

## **OFFERS OVER £700,000**

A Grade II listed character cottage positioned in the centre of the popular village of Reepham. The property sits on a larger than average plot of 0.41 acres (STS) with mature landscaped gardens accessed via a gated double driveway with space for multiple vehicles and giving access to a detached double garage with electric doors, a workshop and extensive mature gardens with a range of seating areas, pond and water feature. The property has been completely renovated and extended by the current owners and offers modern living accommodation whilst still retaining character features. The accommodation comprises of Rear Entrance giving access to a Reception Room with vaulted ceiling, two Ground Floor Bedrooms, Shower Room, Utility Room, modern fitted Kitchen and Dining Area with exposed beams and working fireplace, Lounge with log burner and full-height vaulted ceiling with beams, mezzanine Study Area, space for a further Dining Area and stairs rising to a First Floor Landing with views over the garden and exposed feature brick chimney, luxury Family Bathroom and two further well-appointed Bedrooms. Viewing of the property is highly recommended to appreciate the living accommodation, plot and position within the popular village of Reepham.



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**SERVICES**

All mains services available. Gas central heating.

**COUNCIL TAX BAND – E**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundy's.

**LOCATION**

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. The village has a Public House, Post Office/Store and Primary School (Ofsted graded 'Good'). Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.





#### REAR ENTRANCE

With tiled flooring, windows overlooking the garden, radiators and doors leading to the Dining Area, Utility Room, Shower Room and Sitting Room.

#### SHOWER ROOM

7' 2" x 8' 4" (2.2m x 2.55m), with tiled flooring, part-tiled walls, suite to comprise of shower, WC and wash hand basin, chrome towel radiator, extraction fan, underfloor heating and media system.

#### UTILITY ROOM

7' 7" x 7' 1" (2.33m x 2.18m), with tiled flooring, fitted with base units with work surfaces over, ceramic Belfast sink, spaces for a washing machine, fridge and freezer and extractor fan.

#### RECEPTION ROOM

11' 8" x 15' 8" (3.58m x 4.79m), with double glazed windows and UPVC double doors to the courtyard seating area, full-height vaulted ceiling with beams, feature lighting, electric fire and radiators.



#### BEDROOM 4

8' 11" x 12' 9" (2.72m x 3.9m), with double glazed window overlooking the rear garden, radiator and spotlights.



#### BEDROOM 2

13' 5" x 12' 6" (4.10m x 3.83m), with double glazed windows to the rear garden, radiator and spotlights.

#### DINING AREA

11' 0" x 14' 10" (3.36m x 4.53m), opening into the Kitchen with breakfast bar, space for a dining table, working fireplace, stairs to the First Floor Landing, beams to ceiling, radiators and windows to the front and rear aspects with views over the garden.



#### KITCHEN

6' 6" x 14' 9" (1.99m x 4.50m), with windows to the front and side aspects, exposed stone walling, tiled flooring, fitted with a range of base units with work surfaces over, composite sink and drainer with mixer taps, Range cooker with extraction above, concealed central heating boiler, wall-mounted cupboards, complementary splashbacks and integral dishwasher.



#### INNER HALLWAY

With front entrance door.

#### LOUNGE

27' 8" x 13' 10" (8.44m x 4.22m), with double UPVC doors and windows to the rear aspect with views over the garden, windows to the front aspect, Inglenook fireplace with log burner, beams to the ceiling, wall lights with exposed feature stone walling, space for a dining table and stairs leading to the mezzanine Study Area.

#### MEZZANINE STUDY AREA

7' 3" x 14' 9" (2.22m x 4.52m), with balustrade overlooking the Lounge, full-height ceiling, windows to the side aspect and space for a study table.



#### FIRST FLOOR LANDING

With exposed brick chimney, window overlooking the rear garden, overstairs storage cupboards housing the hot water tank and doors leading to the Bathroom and two further Bedrooms.

#### BEDROOM 3

15' 8" x 12' 0" (4.78m x 3.67m), with double glazed window, fitted cupboards and radiator.



#### BEDROOM 1

12' 4" x 15' 1" (3.77m x 4.62m), with double glazed window overlooking the rear garden and radiator.

#### BATHROOM

5' 6" x 7' 8" (1.69m x 2.35m), with window to the ceiling, bath, WC, wash hand basin, radiators, part-tiled walls and extractor fan.

#### OUTSIDE

There is an integral media system, original well with submersible pump to draw water, paved seating area, decked area with pergola and views over the garden. The rear garden is laid mainly to lawn with a range of flowerbeds, water feature pond, mature shrubs and trees. To the front of the property there is a small cottage-style planted garden with a lawned area. The courtyard and garage area have a number of wall lights with PIR sensors.



#### GARAGE

17' 0" x 20' 4" (5.2m x 6.22m), with two electric doors, power and lighting.



## WORKSHOP

15' 9" x 14' 0" (4.82m x 4.27m), with power and lighting.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CVH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area  
252 sq m / 2712 sq ft



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.