



2 Sycamore Cottage, West Street, Wellingore Lincoln, LN5 0JA



Book a Viewing!

£375,000

A charming character cottage situated in a tucked away position, in the centre of the Cliff village of Wellingore. The property has been lovingly restored to retain many character features with immaculate accommodation comprising of Entrance Hall, Lounge, Dining Room, Porch, Kitchen, Shower Room, two spacious Double Bedrooms and a newly fitted Bathroom. Outside the property has a gravelled driveway, garage, workshop and several areas of beautiful cottage gardens. The property is partly Grade II listed and viewing is essential to appreciate the delightful accommodation on offer. The property is to be used strictly for residential purposes only.





SERVICES

All mains services available. Gas central heating.

EPC RATING – Grade II Listed.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ACCOMMODATION

HALL

With wood-effect flooring.

LOUNGE

17' 3" x 17' 1" (5.28m x 5.23m), with staircase to the First Floor, understairs storage cupboard, further small storage cupboard, feature brick fireplace with open fire and log store, feature exposed stone walls, spotlights, two windows to the front aspect, window to the rear aspect, exposed ceiling beams and radiator.

DINING ROOM

16' 8" x 10' 8" (5.09m x 3.26m), with three double glazed windows to the side aspects, enclosed staircase to the First Floor, wood effect flooring, spotlights, exposed ceiling beams and radiator.

SIDE PORCH

With two windows, exposed stone walls and door to the garden.

BREAKFAST KITCHEN

17' 1" x 14' 1" (5.23m x 4.31m), fitted with a range of wall and base units with work surfaces over and complementing central island, stainless steel 1½ bowl sink with side drainer and mixer tap over, Range cooker, integrated dishwasher and fridge, concealed spaces for a washing machine, tumble dryer and freezer, tiled flooring, feature exposed stone walls, spotlights, double glazed window to the front aspect, window to the rear aspect and radiator.

SHOWER ROOM

3' 11" x 7' 1" (1.20m x 2.17m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled walls, tiled flooring and spotlights.

FIRST FLOOR LANDING

Accessed from the staircase in the Lounge.

BEDROOM 1

17' 11" x 12' 2" (5.48m x 3.72m), with windows to the front and side aspects, ceiling beams, spotlights and two radiators.

BATHROOM

5' 1" x 7' 1" (1.56m x 2.18m), newly fitted with a modern three piece suite comprising of wide shower bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit with storage beneath, chrome towel radiator and spotlights.





BEDROOM 2

16' 9" x 10' 7" (5.12m x 3.23m), accessed via the staircase in the Dining Room, with two windows to the front and rear aspects, overstairs storage cupboard, cupboard housing the gas-fired central heating boiler, spotlights, exposed ceiling beams and radiator.

OUTSIDE

The property is tucked away off West Street, approached by a gravelled driveway providing off-street parking. There is a garage and workshop providing further parking and storage. The property has front and rear gardens with an enclosed lawned garden with mature shrubs and flowerbeds and an enclosed courtyard cottage garden with gravelled area and seating area. To the side of the workshop there is a gravelled area with greenhouse.



WEBSITE

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CMH and J Walter 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.

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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

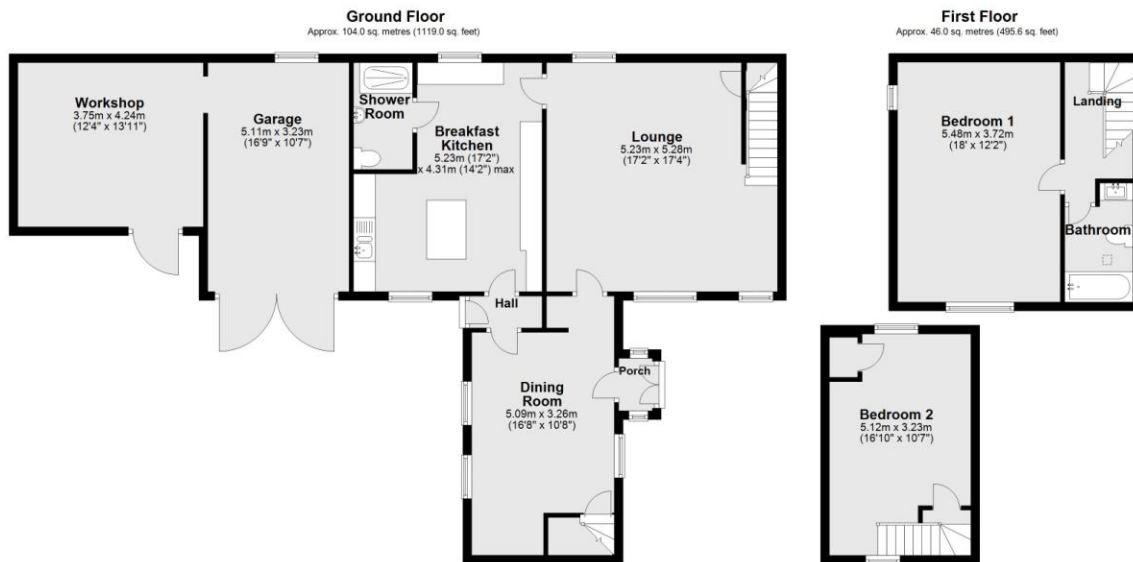
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Total area: approx. 150.0 sq. metres (1614.6 sq. feet)

For illustration purposes only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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