



**Maltkil House, 11 Maltkil Lane,
Brant Broughton, Lincoln, LN5 0SG**



Book a Viewing!

£550,000

Nestled in a private non-estate position close to the centre of this well-sought-after village, the property is being sold with No Onward Chain. This individually designed detached house offers well-apportioned living accommodation that would make an ideal family home. The property requires some cosmetic upgrading but is a superb opportunity for a family to style to their own taste. The Ground Floor accommodation comprises of Entrance Hallway, Cloakroom with WC, Living Room, Dining Room, Study, Kitchen, Utility and Conservatory. The First Floor accommodation is comprised of a Master Bedroom with En-suite Bathroom, three further Bedrooms and a Family Bathroom. Outside there is a double garage, with store-room above, and a timber workshop with adjacent stable stores. The plot extends to approx. 0.4 acres (STS) with gardens to the front and rear.



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SERVICES

Mains electricity, water and drainage. Electric Storage Heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brant Broughton is a small village in the Brant Broughton/Stragglethorpe Civil Parish within the North Kesteven District of Lincolnshire. The village lies approximately 8 miles East of Newark on Trent, 12 miles North West of Sleaford and 12 miles South of Lincoln. Within the village there is a local village church, primary school, public house and playing field.



ACCOMMODATION

HALLWAY

With a UPVC double-glazed entrance door, stairs to the first floor landing and storage cupboard below.

CLOAKROOM

With WC, wash hand basin and UPVC double-glazed window to the front elevation.

STUDY

9' 10" plus Bay window x 16' 1" (3.00m x 4.91m), with UPVC double-glazed bay window to the front elevation, fireplace and electric night-storage heater.

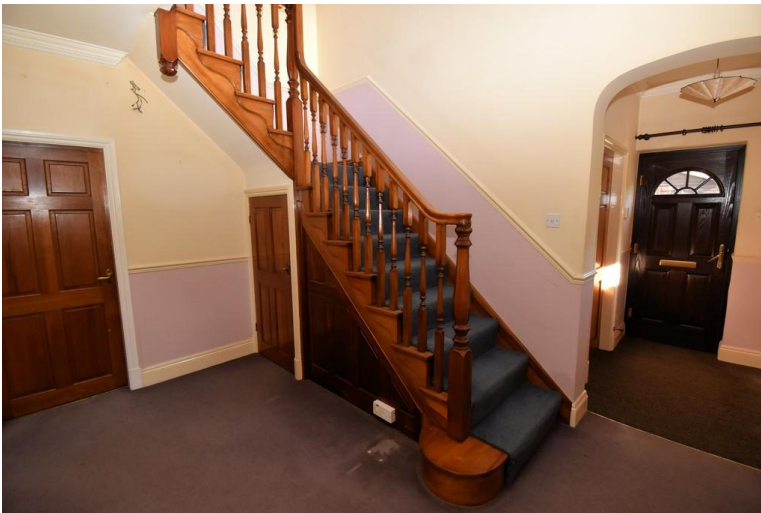


LIVING ROOM

28' 4" narrowing to 13' 3" x 14' 9" (8.66m x 4.50m), with UPVC double-glazed bay window to the front elevation, window seat, storage under, decorative fire with open fireplace, glazed patio doors to the rear courtyard, two electric night-storage heaters and double doors through to dining room.

DINING ROOM

14' 0" x 11' 5" (4.27m x 3.50m), with UPVC double-glazed window to the side elevation, electric night-storage heater and glazed doors leading to the conservatory.



CONSERVATORY

14' 11" x 10' 9" (4.55m x 3.30m), with tiled flooring, UPVC double-glazed windows, side entrance door and electric night-storage heater.

KITCHEN

17' 8" x 8' 11" (5.39m x 2.73m), with a range of fitted units comprising base cupboards and drawers with work surfaces over, inset 1½ bowl sink with hot and cold mixer tap, further wall mounted eye-level units, two UPVC double-glazed windows to the rear elevation, dishwasher, electric Aga, oven, hob, extractor fan and tiled flooring.

UTILITY ROOM

12' 3" x 9' 0" (3.74m x 2.75m), with UPVC double-glazed door to the rear elevation, fitted base cupboards with work surfaces over, further wall mounted eye-level units, inset stainless steel sink with mixer tap, plumbing for washing machine, tiled flooring and electric night-storage heater.



FIRST FLOOR LANDING

With skylight to the front elevation.

MASTER BEDROOM

16' 5" x 11' 9" (5.02m x 3.59m), with UPVC double-glazed window to the rear elevation, electric night-storage heater and double doors to the en-suite bathroom.



EN-SUITE BATHROOM

6' 0" x 16' 5" (1.83m x 5.02m), with fitted five-piece suite comprising of panel bath, wash hand-basin with vanity unit, bidet, WC and shower cubicle, tiling to half height to the walls, electric heated towel rail and a UPVC double-glazed window to the front elevation.

BEDROOM 2

13' 8" x 8' 11" (4.17m x 2.74m), with UPVC double-glazed window to the front elevation, electric night-storage heater and two built-in single wardrobes.

BEDROOM 3

12' 2" plus wardrobes x 9' 10" (3.71m x 3.02m), with UPVC double-glazed window to the rear elevation, electric night-storage heater and fitted wardrobes with sliding doors.

BEDROOM 4

14' 5" x 8' 11" (4.41m x 2.72m), with double and single wardrobes, wash hand basin with vanity unit, electric night-storage heater, immersion heater and UPVC double-glazed window to the rear elevation.



BATHROOM

6' 11" x 10' 5" (2.13m x 3.18m), with fitted five-piece suite comprised of panel bath, wash hand-basin with vanity unit, bidet, WC and shower cubicle, heated towel rail and a UPVC double-glazed window to the side elevation.



OUTSIDE

The property is approached from Maltkiln Lane over a tarmac driveway with brick walls to the side boundaries. The driveway becomes block-paved and extends to the left hand side of the property and provides off road parking. The driveway also turns to the front of the property and leads to the detached double garage. To the side of the garage is a timber built workshop, stable/store and a further store. The front garden has a good selection of flower borders and shrubs with gravelled and paved pathways and a curved brick built wall with inset railings between the house and the driveway. There is pedestrian access to either side of the house leading to the rear garden which is laid to lawn with a good range of flower borders and shrubs. Boundaries are defined by a combination of timber panel fencing, brick walls and mature hedges. To the rear of the living/dining room areas there is a paved courtyard.



In the agents opinion the gardens are a particular feature of the property and extends to approx. 0.4 acres (STS).



DETACHED DOUBLE GARAGE

22' 0" x 17' 6" (6.73m x 5.34m), with two electric up and over doors, UPVC double-glazed side windows, PVC side entrance door and an internal staircase provides access to the first floor which is boarded and can be used for storage. Incorporated within the garage is a toilet with WC, wash hand basin and external side access door.

TIMBER BUILT WORKSHOP

19' 10" x 17' 5" L-shaped (6.06m x 5.33m plus 3.48m x 3.60m), with power and light connected and double and single entrance doors.

STABLE/STORE

11' 8" x 11' 9" (3.58m x 3.60m)

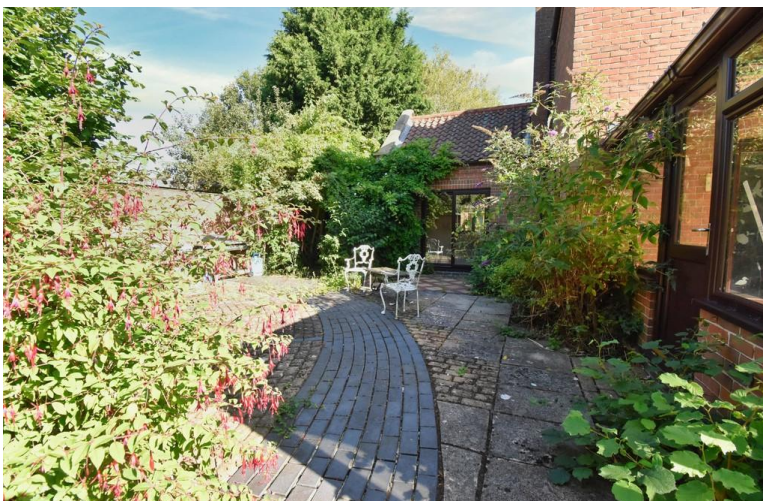
STORE ROOM

11' 5" x 5' 2" (3.48m x 1.60m)

AGENTS NOTE

The property is currently being sold as part of a deceased estate. Probate is being applied for but is yet to be granted.

From our inspection of the property we have noted that the roof void has a spray foam insulation covering. Therefore the ability to obtain mortgage finance may be restricted. Prospective purchasers are advised to make their own enquiries in this respect. Subject to appropriate negotiation it may be possible for the spray foam to be removed. Further details can be obtained from the selling agents.



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 mundy.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.

CWH 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.

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.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's 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. Mundy's 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:

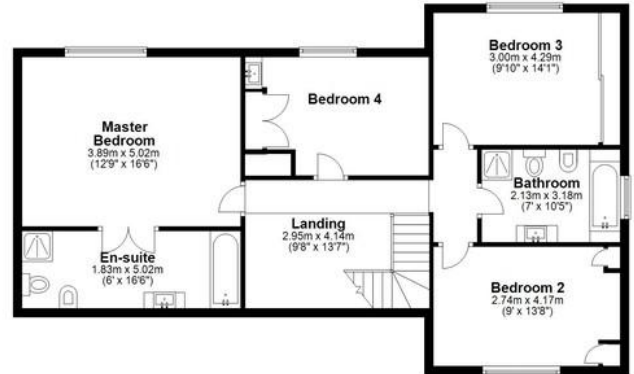
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 124.7 sq. metres (1342.8 sq. feet)



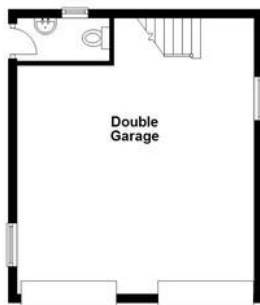
First Floor
Approx. 84.9 sq. metres (913.5 sq. feet)



Outbuilding
Approx. 64.0 sq. metres (688.5 sq. feet)



Double Garage
Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 308.0 sq. metres (3315.4 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

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.