



**West Stables, Coleby Hall, Hall Drive,  
Coleby, Lincoln, LN5 0FG**



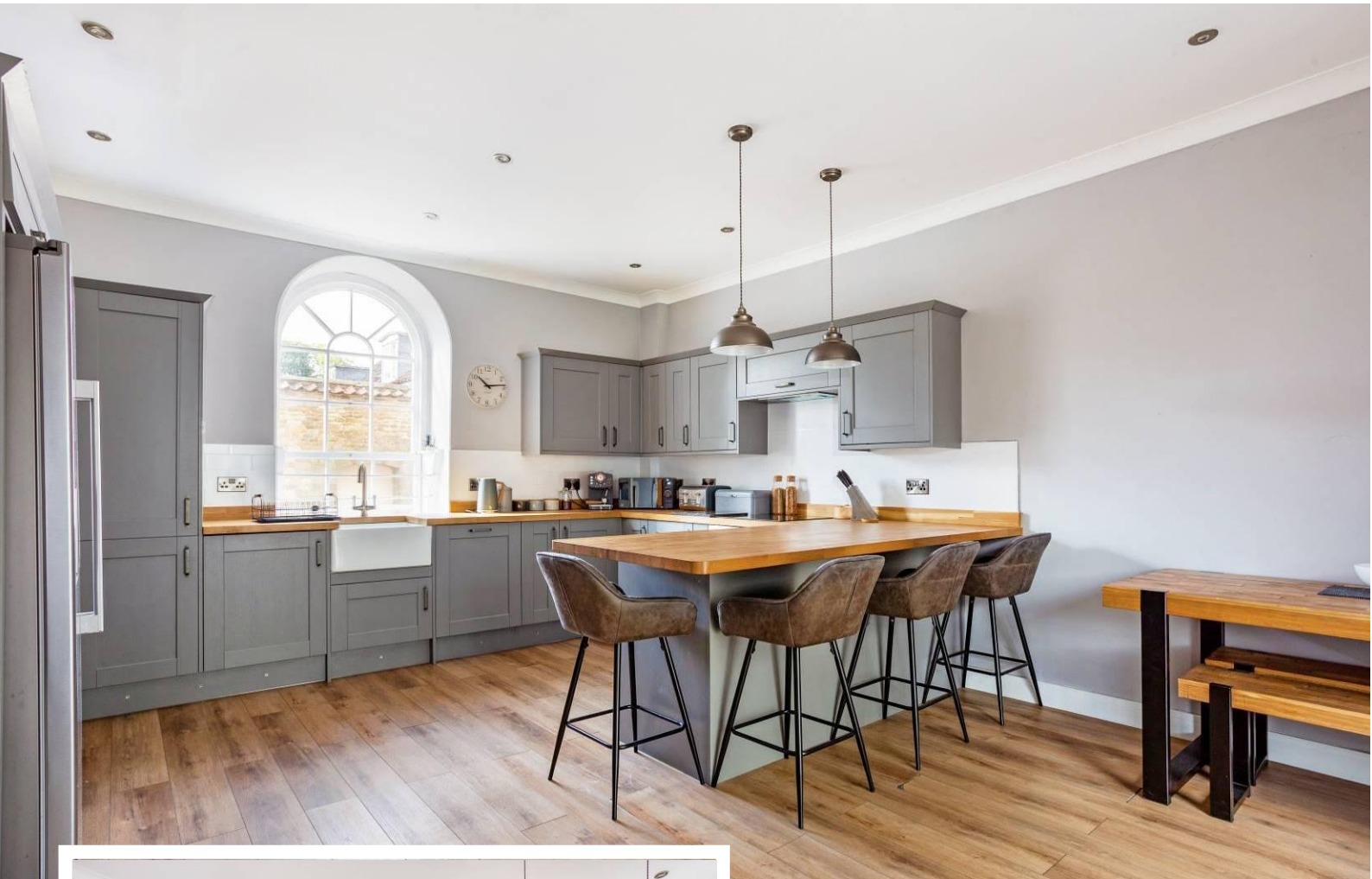
**Book a Viewing!**

**£475,000**

Situated in the pleasant Cliff Village of Coleby to the South of the Cathedral City of Lincoln, a beautiful Grade II Listed property, forming part of the Coleby Hall Estate, set down a shared private driveway on a fantastic plot of approx 0.72 acres (STS). The accommodation on offer comprises of hall, doakroom/WC, lounge with log burner, kitchen diner, conservatory, first floor landing, four bedrooms, master with en-suite shower room and family bathroom. Outside is a gravelled driveway, double garage and stunning extensive gardens. Viewing of this fantastic family home is highly recommended to appreciate all it has to offer.







#### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

Service charge - £25pcm

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**COUNCIL TAX BAND** – E (North Kesteven District Council.)

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Coleby is a small, picturesque Cliff village approximately 8 miles to the South of the Cathedral City of Lincoln. The village has The Tempest Arms public house, church, primary school and regular bus services to Lincoln, Grantham and the nearby villages of Navenby and Waddington. Coleby offers a serene and idyllic lifestyle, steeped in history and surrounded by natural beauty, making it a desirable place to live for those seeking a quiet setting in the English countryside.





## ACCOMMODATION

### HALL

With staircase to the first floor, under stairs storage cupboard, wood effect flooring, radiator and double glazed door to the rear garden.

### LOUNGE

18' 2" x 12' 11" (5.54m x 3.96m) With double glazed windows to the front and rear aspects, log burner set within a brick fireplace and radiator.

### KITCHEN/DINER

18' 4" x 14' 10" (5.59m x 4.53m) Fitted with a stylish range of wall and base units with work surfaces over, Belfast sink with mixer tap over, electric oven, induction hob, integral dishwasher, spaces for American fridge freezer and washing machine, breakfast bar with down lighters, spotlights, wood effect flooring, radiator and double glazed doors to the conservatory.

### CONSERVATORY

12' 4" x 12' 2" (3.77m x 3.71m) With double glazed French doors to the rear garden and wood effect flooring.

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls tiled flooring and radiator.

### FIRST FLOOR LANDING

With velux window and airing cupboard.

### BEDROOM 1

12' 11" (max) x 12' 4" (3.94m x 3.78m) With double glazed window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splash-backs.

### BEDROOM 2

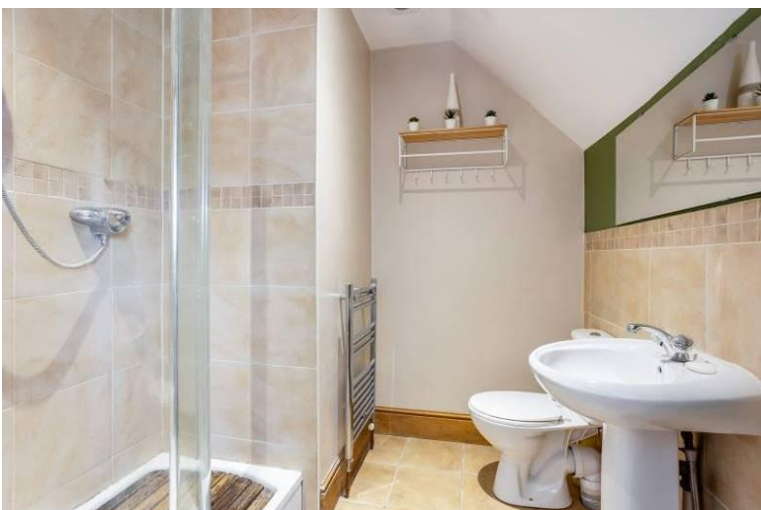
10' 9" x 9' 1" (3.30m x 2.77m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

9' 8" (max) x 10' 9" (max) (2.95m x 3.28m) With double glazed window to the rear aspect and radiator.

### BEDROOM 4

18' 9" (max) x 6' 9" (5.72m x 2.06m) With double glazed window to the rear aspect, fitted wardrobe and radiator.





## BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, laminate flooring, tiled splash-backs and towel radiator.

## OUTSIDE

This property is approached down a shared private driveway leading solely to the properties making up the Coleby Hall Estate. To the front of the property is a gravelled courtyard providing off street parking for multiple vehicles. The property also benefits from a double garage. The property has a generous rear garden, principally laid to lawn with patio seating area, wild garden area, mature trees and shrubs.

## DOUBLE GARAGE

With light and power and can be located by walking down the garden path, it is located at the bottom and both garages are on you left. Or, alternatively, as you drive into the courtyard there is a turning on the right that takes you to the garages.

### 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.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

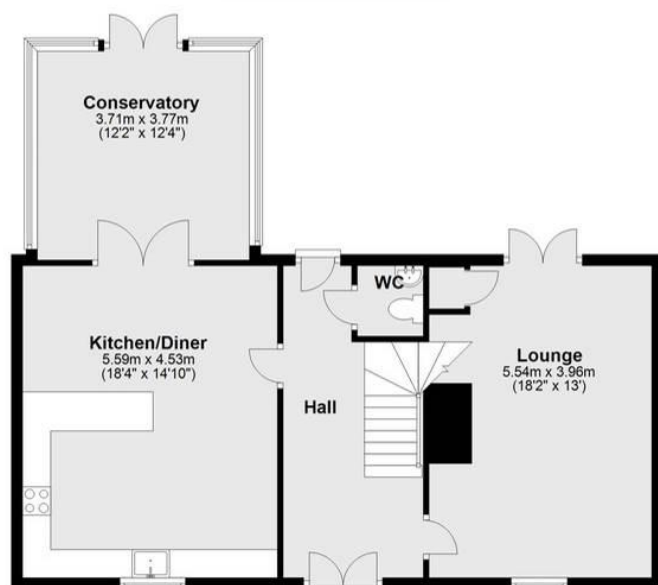
1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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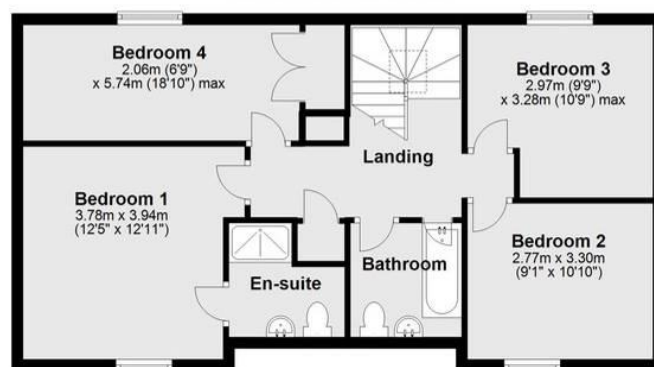
### Ground Floor

Approx. 76.5 sq. metres (824.0 sq. feet)



### First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 141.1 sq. metres (1518.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.







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**Lincoln**  
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**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.

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