

# Offers In The Region Of £200,000

Grooms Cottage, Midville, Stickney, Boston, Lincolnshire, PE22 8HQ



Midville, Stickney Boston, Lincolnshire, PE22 8HQ Offers In The Region Of £200,000 Freehold

\*No Chain! \*0.32 acre plot (STS)! \*Rural location!

A rare opportunity to purchase a two bedroom semi detached cottage style house located at the foot of the Lincolnshire Wolds, an area or outstanding natural beauty. 'Grooms Cottage' is approached via a concrete driveway providing vehicular access to the garden if needed and allowing off road parking for a number of cars. The garden is mostly to the side and rear of the property and is mainly laid to lawn with a patio area. Also to be found in the garden are a number of mature trees and shrubs along with two sheds and a large, more substantial timber outbuilding.

Internally the property is accessed via a rear door leading into the breakfast kitchen which has a range of fitted units along with a built-in oven and hob. There is a cosy lounge with woodburning stove and from here you can access the stairs that lead up to two double bedrooms. The family bathroom is located on the ground floor.

The property lies in a rural location between the villages of Midville and Stickney. While there are neighbours, in the agents opinion this location is still considered to be both rural and peaceful. The market town of Boston is roughly a 20 minute drive away to the south and the smaller market town of Spilsby lies about 15 minutes to the north where a range of local amenities can be found.

Call now to arrange your viewing on 01790 755222!





### WELCOME TO GROOMS COTTAGE

The accommodation in brief comprises:

LOUNGE 14'2" x 11'1" (4.34m x 3.40m)

DINING KITCHEN 17'5" x 7'9" (5.31m x 2.38m)

BATHROOM 10'9" x 4'10" (3.30m x 1.49m)

LANDING

**BEDROOM ONE** 14'4" x 10'11" (4.37m x 3.35m)

BEDROOM TWO 17'6" x 7'10" (5.35m x 2.40m)





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#### THE PLOT

The property occupies a plot of approximately 0.32 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## **SERVICES**

The property has mains electricity & water connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. Drainage is to a septic tank. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

# **AGENT'S NOTES**

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.







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