



Honeysuckle Cottage, Dalby Road, Partney, PE23 4PQ



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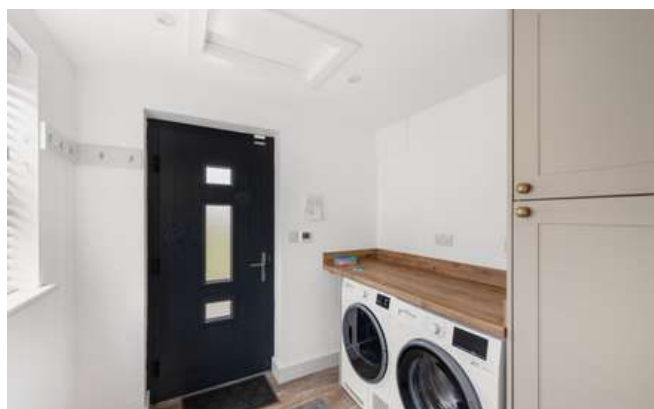
Freehold

Offers in excess of £299,950



## Key Features

- Detached character cottage
- Three bedrooms
- Dining kitchen & utility
- Lounge with wood burner
- En-suite, bathroom & en-suite cloakroom
- Off-road parking
- Enclosed rear garden
- EPC rating C





A detached cottage with many original features in a peaceful village location. The property has been recently refurbished to a very high standard and has well presented accommodation comprising: utility, dining kitchen with vaulted ceiling, beams and integrated appliances, lounge with wood burner and two sets of patio doors to the rear garden, master bedroom with en-suite, further bedroom and four piece bathroom to ground floor. Bedroom with en-suite cloakroom to first floor. Outside the property has a good sized enclosed lawned garden to the rear with access to off-road parking. The property benefits from an air source heat pump and double glazing. NO CHAIN



### ACCOMMODATION

Part glazed rear entrance door through to the:

### UTILITY

2.17m x 2.14m (7'1" x 7'0")

Having window to side elevation, inset ceiling spotlights, wood effect flooring, access to roof space, work surface with space & plumbing for automatic washing machine & tumble dryer under and tall larder style unit to side.

Fitted with a range of base & wall units with wood block work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated fridge & freezer.

Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboard & stainless steel cooker hood over. Further work surface forming breakfast bar to one side with cupboards under. Opening to the:

### DINING KITCHEN

7.34m x 3.48m (24'1" x 11'5")

Having feature vaulted ceiling with beams, inset ceiling spotlights, windows to front & side elevations, part glazed door to front elevation, wood effect flooring with underfloor heating and staircase rising to first floor.

### LOUNGE

6.51m x 3.50m (21'5" x 11'6")

Having two sets of sliding patio doors to rear elevation & garden, inset ceiling spotlights, wood effect flooring with underfloor heating, television aerial connection point and fireplace recess with brick hearth, wooden beam mantle and inset wood burner.





 **NEWTON FALLOWELL**







## INNER HALL

Having wood effect flooring and built-in cupboard.

## GROUND FLOOR MASTER BEDROOM

4.28m x 3.56m (14'0" x 11'8")

Having window to front elevation, inset ceiling spotlights, radiator and built-in double wardrobe.

## EN-SUITE

2.22m x 1.18m (7'4" x 3'11")

Having window to side elevation, wood effect flooring with underfloor heating, extractor, shower enclosure with rainfall & hand held mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

## BEDROOM TWO

4.27m x 2.50m (14'0" x 8'2")

Having window to front elevation, inset ceiling spotlights, radiator and built-in wardrobe.





## BATHROOM

2.80m x 2.25m (9'2" x 7'5")

Having window to rear elevation, heated towel rail, tiled floor with underfloor heating, mermaid board splashbacks, walk-in double shower enclosure with mixer shower fitting, freestanding bath with mixer tap & hand-held shower attachment, close coupled WC and hand basin inset to vanity unit with cupboard under.

## FIRST FLOOR LANDING

Having inset ceiling spotlights, radiator and study area

## BEDROOM THREE

6.94m x 2.54m (22'10" x 8'4")

(restricted head height) Having two dormer style windows to front elevation inset ceiling spotlights, radiator and built-in wardrobe.

## EN-SUITE CLOAKROOM

Having vinyl flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

A roadway accessed off Scremby Road leads to a gravelled driveway which provides off-road parking. A footpath leads to gated access to the:

## REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a raised bark chipped border, paved patio & footpaths.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an electric air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

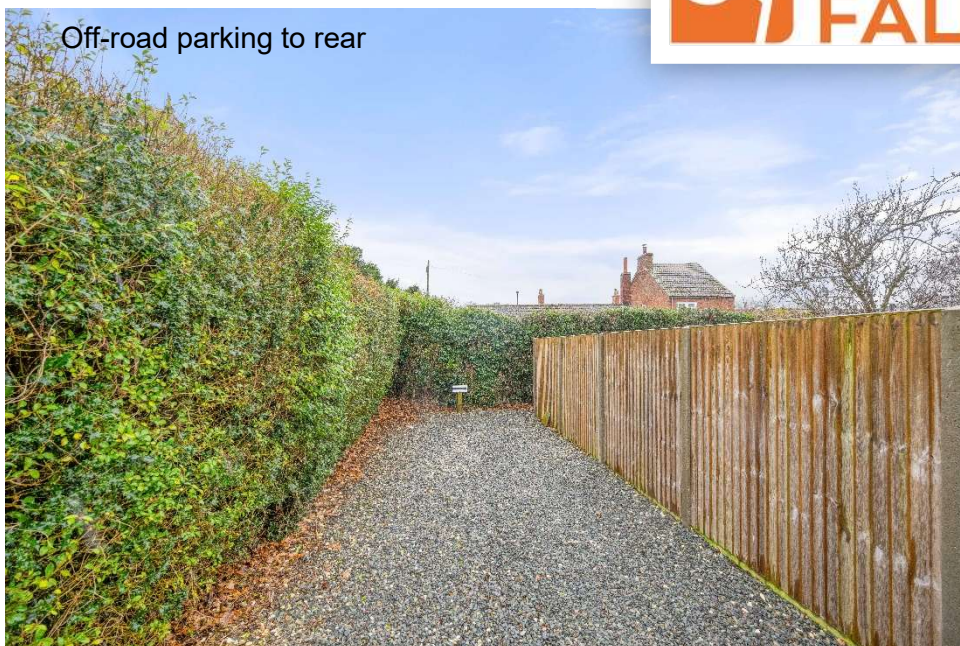
## AGENT'S NOTES

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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## Floorplan

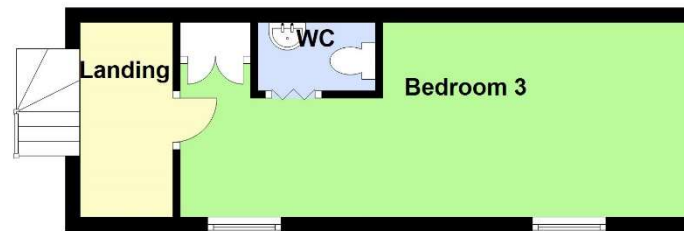
### Ground Floor

Approx. 97.2 sq. metres (1046.2 sq. feet)



### First Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)



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