



Bannister Cottage, Partney Road, Sausthorpe, PE23 4JL



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Freehold

£275,000



## Key Features

- Detached cottage
- Three bedrooms
- Lounge & dining kitchen
- Garden room & conservatory
- Driveway & double garage
- Lawned gardens
- Plot approx. 0.63 acre (STS)
- EPC rating F





A detached cottage in a semi-rural village location on the southern edge of the Lincolnshire Wolds. On a plot of approximately 0.63 acre, subject to survey, with an open view to the rear. The property is in need of updating and has accommodation comprising: entrance hall, utility/cloakroom, inner hall, bathroom, bedroom three, dining kitchen with pantry off, garden room, hall, lounge and conservatory to ground floor. Two bedrooms to first floor. Outside the property has off-road parking, a double garage and enclosed lawned gardens. NO CHAIN



### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having further door to rear elevation, windows to side & rear elevations.

### UTILITY/CLOAKROOM

Having windows to front & rear elevations, low level WC and hand basin.

### INNER HALL

Having built-in cupboard.

### BATHROOM

2.36m x 2.10m (7'8" x 6'11")

Having window to side elevation, tiled walls, tile effect flooring, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

### DINING ROOM/BEDROOM THREE

4.97m x 3.69m (16'4" x 12'1")

Having windows to front & side elevations, covered ceiling, radiator and two built-in cupboards.

### DINING KITCHEN

5.38m x 3.55m (17'8" x 11'7")

Kitchen area having window to side elevation, radiator, beams to ceiling, parquet flooring, tiled walls and large pantry off with window to side elevation. Fitted with work surface with inset stainless steel sink & drainer, cupboards & drawers under, space for electric cooker to side. Further work surface forming breakfast bar to one side with cupboards over. Open to the dining area with beams to ceiling, continuation of parquet flooring and tiled fireplace. Opening to the:

### GARDEN ROOM

3.79m x 2.98m (12'5" x 9'10")

Having windows to front, side & rear elevations, internal window overlooking the conservatory, beams to ceiling and radiator.





### REAR HALL

Having staircase rising to first floor.

### LOUNGE

5.38m x 3.67m (17'8" x 12'0")

Having windows to side & rear elevations, coved ceiling with beam and two radiators.

### CONSERVATORY

4.71m x 1.86m (15'6" x 6'1")

Having polycarbonate roof, window to rear elevation, windows & part glazed door to side elevation.

### FIRST FLOOR LANDING

Having window to side elevation.

### BEDROOM ONE

3.65m x 3.73m (12'0" x 12'2")

Having windows to both side elevations, radiator, built-in cupboard, access to roof space and pedestal hand basin with tiled splashback.

### BEDROOM TWO

3.67m x 3.65m (12'0" x 12'0")

Having windows to both side elevations, radiator and pedestal hand basin.





## EXTERIOR

To the front of the property there are gravelled areas with a driveway providing off-road parking.

## DOUBLE GARAGE

5.53m x 4.70m (18'1" x 15'5")

Having two up-and-over doors, service door to side, light and power.

## REAR GARDEN

The rear garden is enclosed and majority laid to lawn with borders, garden shed and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.63 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 and water connected. Heating is via an oil fired boiler serving radiators. Drainage is to a septic tank. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





 **NEWTON  
FALLOWELL**

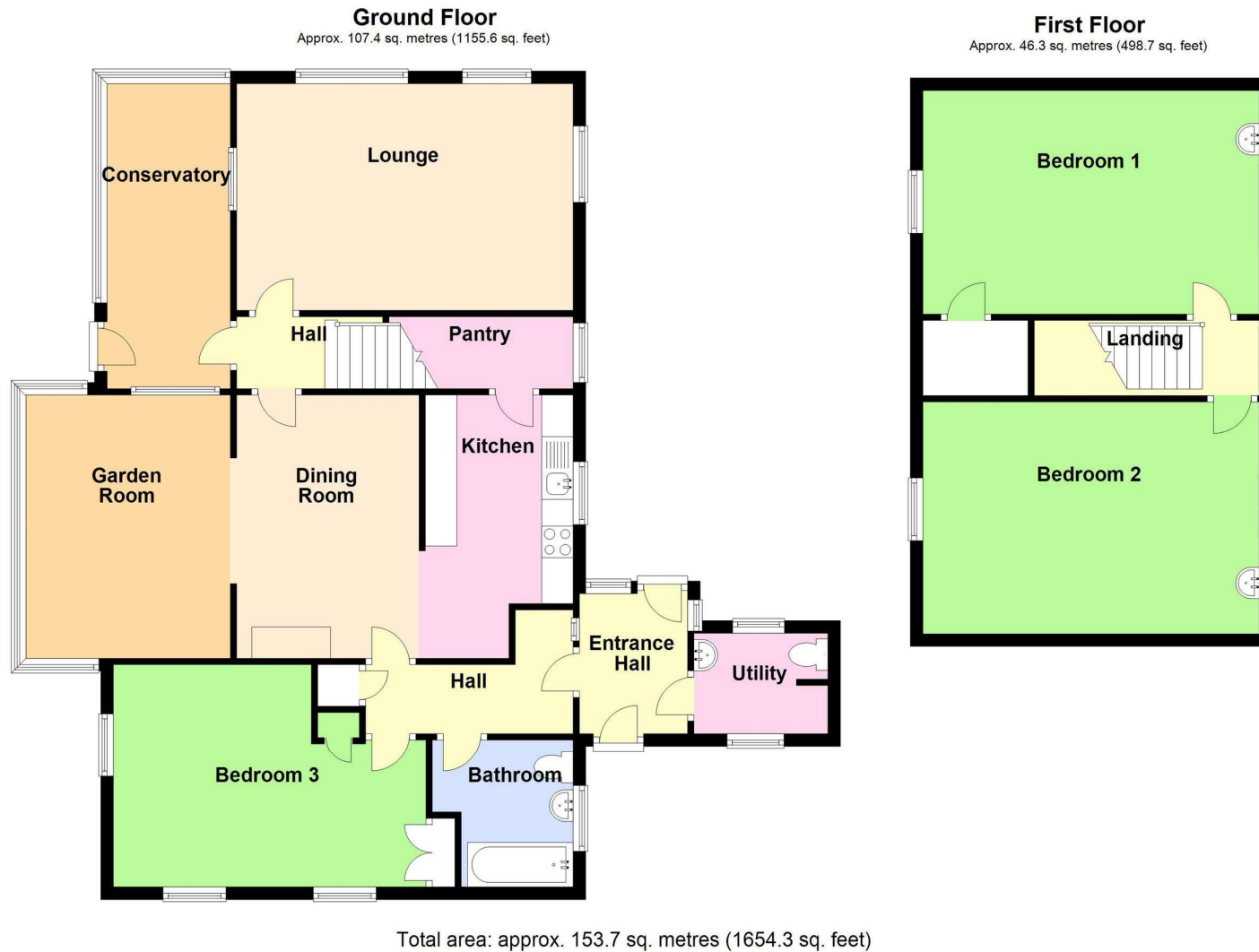




 **NEWTON FALLOWELL**



# Floorplan



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### 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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