



Rose Cottage, Aswardby, Spilsby, PE23 4JU

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Freehold

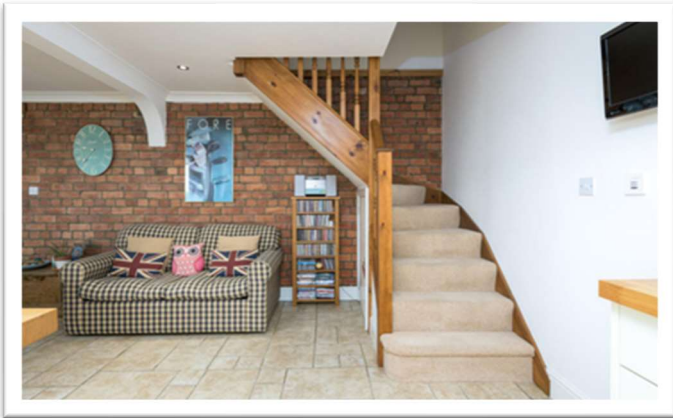
Offers in excess of £425,000



## Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Fitted kitchen & utility
- Cloakroom, en-suite & bathroom
- Garage with attached annexe room
- Enclosed rear garden
- EPC rating TBC





A picture perfect red brick cottage set in a peaceful Lincolnshire Wolds village, in a designated "Area of Outstanding Beauty" with expansive views over open countryside. The property has over the years been extended and renovated to a high standard to provide up to date modern living accommodation but still retains character features. There is also an annexe room attached to the garage which can be used as a guest bedroom, hobby room or home office.

Features include underfloor heating throughout the ground floor with radiators to the first floor, bespoke pine doors, uPVC double glazed sash windows, multi-media speakers inset to ceilings to most rooms, ample internet & television aerial connection points as well as a burglar alarm system/CCTV.



Having well presented accommodation comprising: entrance porch, lounge, dining kitchen, recently added conservatory, utility and cloakroom to ground floor. Master bedroom with ensuite, two further bedrooms and bathroom with separate shower to first floor. Outside the property has a driveway providing off-road parking for four vehicles, a garage with attached room and an enclosed rear garden.

### ACCOMMODATION

Solid oak part glazed entrance door through to the:

### ENTRANCE PORCH

1.53m x 1.79m (5'0" x 5'11")

Having sash windows to front & both side elevations, coved ceiling and radiator.

### LOUNGE

3.09m x 5.78m (10'1" x 19'0")

Having two sash windows to front elevation, coved ceiling, underfloor heating and brick fireplace with slate hearth and inset multi-fuel burner.

### DINING ROOM

2.97m x 5.82m (9'8" x 19'1")

Having coved ceiling with inset ceiling spotlights, tiled floor with underfloor heating, feature exposed brick wall and staircase rising to first floor. Opening to the kitchen and french doors to the:

### CONSERVATORY

2.46m x 3.71m (8'1" x 12'2")

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden, radiator and wood effect flooring.



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### KITCHEN

2.97m x 3.99m (9'8" x 13'1")

Having sash window to rear elevation, coved ceiling with inset ceiling spotlights and tiled floor with underfloor heating. Fitted with a range of base & wall soft close cupboards & drawers with cabinet underlighting, work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, wine rack over, tall unit to side housing integrated fridge & freezer. Work surface return with cupboards & drawers under, cupboards & glazed display units over. Further work surface return with cupboard under & breakfast bar to one side. Further work surface with space for range style cooker, drawers under, cupboards & cooker hood over.

### UTILITY

1.65m x 1.90m (5'5" x 6'2")

Having sash window to side elevation, solid oak part glazed door to rear elevation, coved ceiling, tiled floor with underfloor heating, work surface with inset Belfast style sink with mixer tap, cupboard, space & plumbing for automatic washing machine under, tall larder style unit to side.

### CLOAKROOM

Having sash window to side elevation, coved ceiling, chrome heated towel rail, part tiled walls, close coupled WC and pedestal hand basin.



## FIRST FLOOR LANDING

### MASTER BEDROOM

3.00m x 3.86m (9'10" x 12'8")

Having windows to side & rear elevations, coved ceiling, radiator and double fitted wardrobe.

### EN-SUITE

1.91m x 1.90m (6'4" x 6'2")

Having window to side elevation, coved ceiling, chrome towel rail, tiled floor, tiled walls and built-in cupboard. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

3.10m x 3.70m (10'2" x 12'1")

(into wardrobe) Having window to front elevation, Velux window, inset ceiling spotlights, radiator and built-in wardrobes to one wall.

### BEDROOM THREE

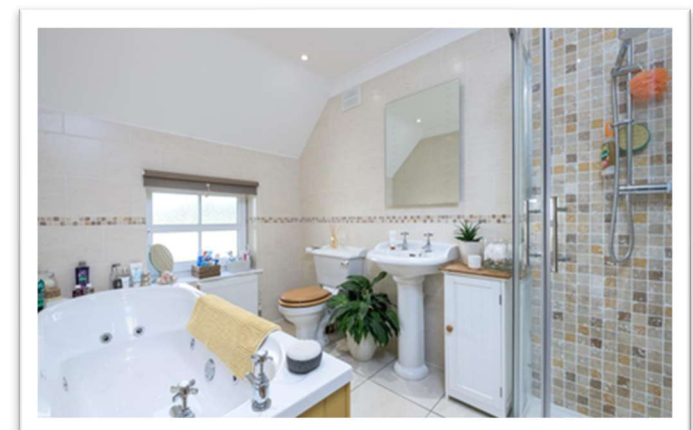
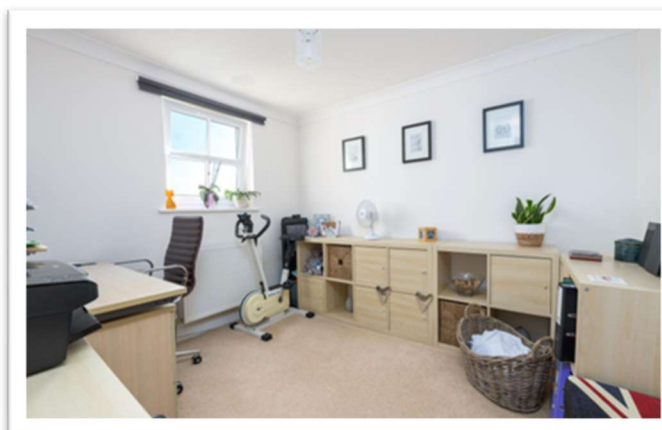
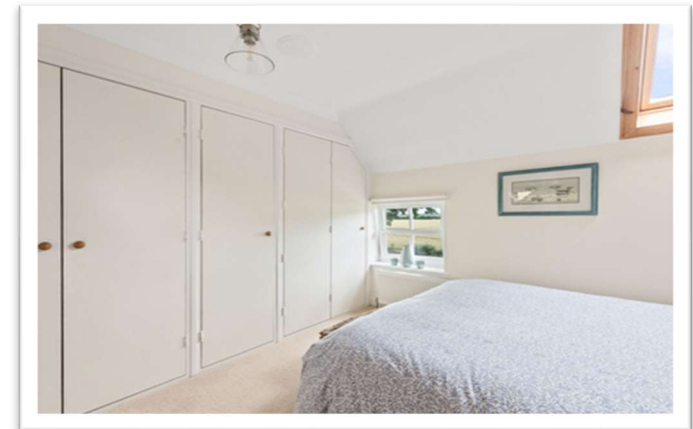
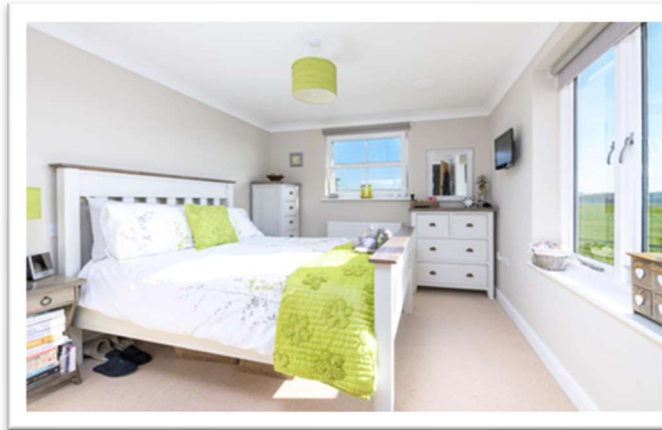
2.72m x 3.00m (8'11" x 9'10")

Having window to rear elevation, coved ceiling and radiator.

### BATHROOM

1.98m x 3.07m (6'6" x 10'1")

Having window to front elevation, part coved ceiling with inset ceiling spotlights, radiator, chrome towel rail, tiled floor and tiled walls. Fitted with a suite comprising: panelled spa bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a garden with various shrubs & bushes. A driveway provides off-road parking and extends down the side of the property to the:

## GARAGE

3.51m x 5.99m (11'6" x 19'8")

Of brick & tile construction with remote controlled up-and-over door, service door to side, light, power and door to:

## ATTACHED ANNEXE ROOM

2.95m x 3.96m (9'8" x 13'0")

Having window & door to side elevation, window to rear elevation, coved ceiling and two radiators.

## REAR GARDEN

Having a paved patio, shaped lawn with established borders, garden shed and paved seating area to the far rear.

## SERVICES

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

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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# Floorplan



Newton Fallowell Spilsby

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### AGENT'S NOTES

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