



Manor Farm Cottage, Hagg Road, Lusby, PE23 4JB





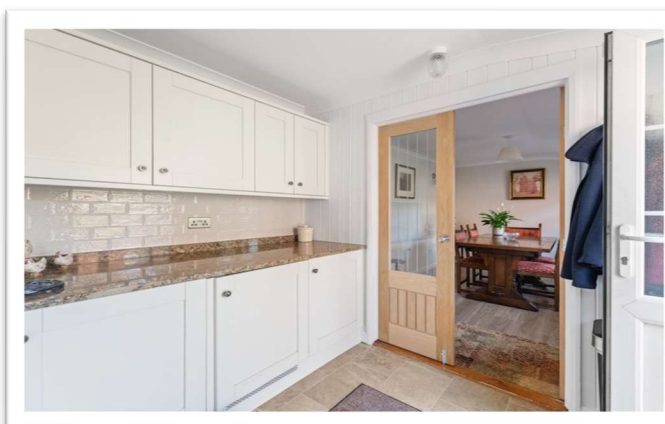
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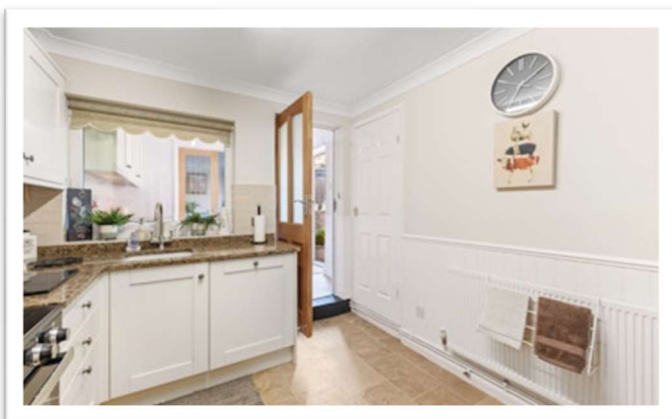
£250,000



## Key Features

- Semi-detached cottage
- Two bedrooms
- Fitted kitchen & utility
- Lounge & dining room
- Shower room
- Off-road parking
- Good size enclosed rear garden
- EPC rating D – NO CHAIN





A semi-detached cottage in a village location with an open view to the rear. The cottage dates back to the early 1900's and has well presented accommodation comprising: entrance utility, dining room, fitted kitchen with pantry off, hall, shower room and lounge to ground floor. Two bedrooms to first floor. Outside the property has a block paved driveway providing off-road parking and a good sized enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed side entrance door through to the:

#### UTILITY

2.73m x 2.04m (9'0" x 6'8")

Having wood panelling to dado height, Karndean flooring, work surface with upstand & tiled splashback, cupboards under and cupboards over, space & plumbing for automatic washing machine. Part glazed double doors through to the:

#### DINING ROOM

4.03m x 2.72m (13'2" x 8'11")

Having two windows to side elevation, coved ceiling, radiator, wood effect flooring and wall light points.

#### KITCHEN

3.61m x 2.71m (11'10" x 8'11")

Having window to rear elevation overlooking the utility, coved ceiling, radiator, wood panelling to dado height, Karndean flooring and door to staircase rising to first floor.

Fitted with a range of base & wall units with granite work surfaces, upstands & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboard & integrated dishwasher under. Work surface return with space for range style cooker, cupboard & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with cupboard under, cupboard over and tall unit to side housing integrated fridge/freezer.

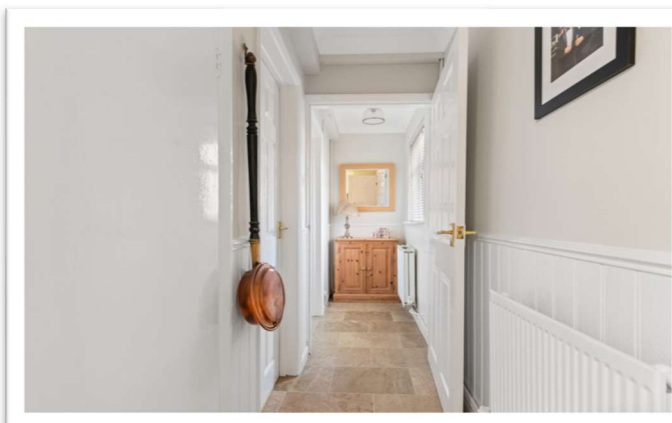
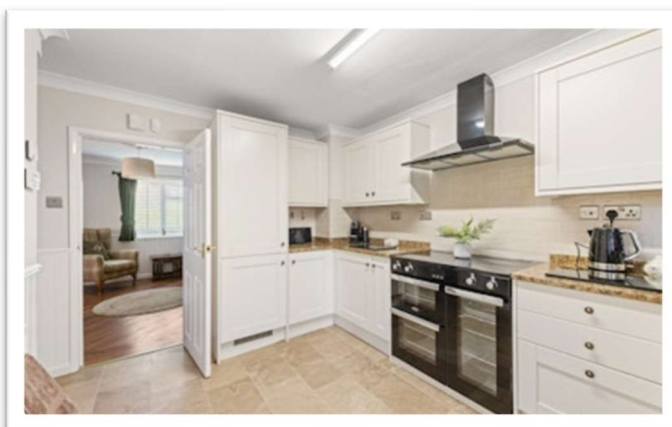
#### PANTRY

2.18m x 1.05m (7'2" x 3'5")

Having window to rear elevation.

#### HALL

Having window to front elevation, radiator, wood panelling to dado height, Karndean flooring and door to the:





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#### SHOWER ROOM

2.15m x 1.62m (7'1" x 5'4")

Having window to side elevation, Mermaid board walls, tiled floor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

#### LOUNGE

4.57m x 3.5m (15'0" x 11'6")

Having windows to front & side elevations, coved ceiling with moulded ceiling rose, radiator, wood panelling to dado height, Karndean flooring and brick-built fireplace with inset multi-fuel burner.



### FIRST FLOOR LANDING

Having window to side elevation.

### BEDROOM ONE

4.69m x 3.64m (15'5" x 11'11")

Having windows to front & side elevations, radiator, access to roof space and built-in cupboards.

### BEDROOM TWO

2.9m x 2.71m (9'6" x 8'11")

Having window to rear elevation, radiator and built-in cupboard.

### EXTERIOR

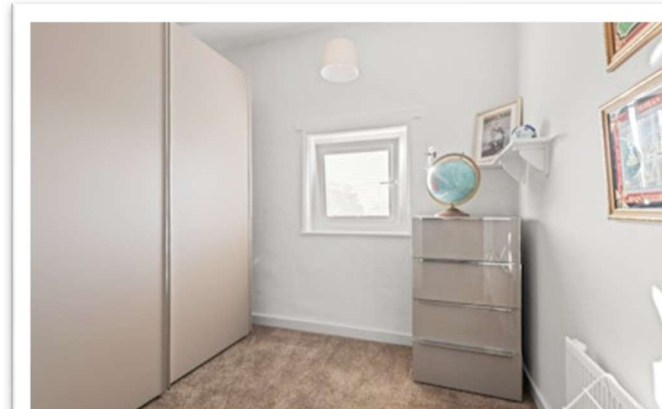
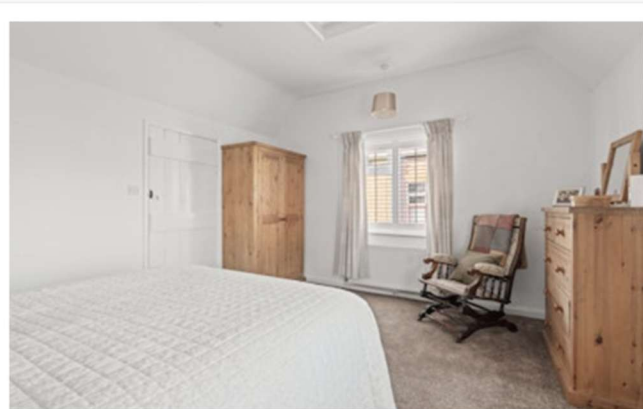
To the front of the property there is a lawned garden. A block paved driveway provides ample off-road parking and extends down the side of the property where there is gated access to the:

### REAR GARDEN

Being enclosed and having a continuation of the block paved driveway, patio area, garden store, shaped lawn with established beds & borders, paved patio, footpath, garden shed and greenhouse.

### THE PLOT

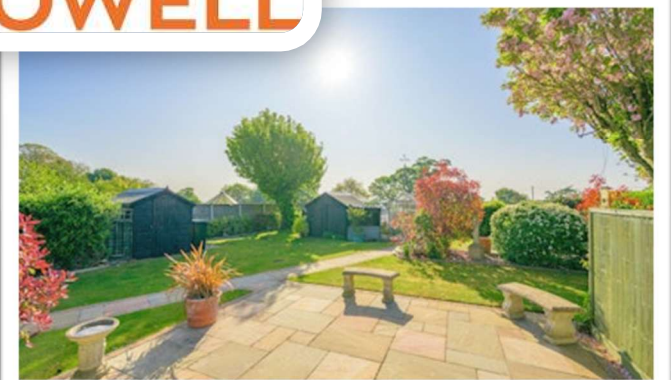
The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.







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## Floorplan



### SERVICES

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

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

Please note that the owner of this property is an employee of Newton Fallowell.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.



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