



The Row
Cold Hanworth

MOUNT & MINSTER

The Row

Lincoln

- Mid Terrace House
- Two Bedrooms
- One Reception Room
- Kitchen; Bathroom
- Courtyard Garden & Outbuilding

INTRODUCTION

This two bedroom cottage offers beautiful accommodation comprising; Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. Outside there is a courtyard garden, outbuilding.

LOCATION

3 The Row is situated in the hamlet of Cold Hanworth, located north east of the Cathedral city of Lincoln. The nearby village of Welton has a wide range of local amenities including shops, public houses and schools including William Farr secondary school which has been recently labelled as outstanding by Ofsted . There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

Entrance Hall

Lounge

4.04m x 3.87m (13'3" x 12'8")

Kitchen

3.64m x 2.48m (11'11" x 8'1")

First Floor Landing





Bedroom One
4.02m x 2.93m (13'2" x 9'7")

Bedroom Two
3.43m x 2.55m (11'3" x 8'4")

Bathroom

OUTSIDE

Front - lawned garden
Rear - outbuilding and courtyard garden

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D

COUNCIL TAX BAND

Council tax band: A

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2021.

SERVICES

The property has oil central heating and septic tank for drainage. There is a £20pcm additional charge to cover the septic tank being cleared every two years. This charge is subject to change.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

