



2 The Gables, Main Street  
Hackthorn

MOUNT & MINSTER

# Main Street

## Hackthorn

- Three bedrooms
- Kitchen
- Bathroom
- Living room
- Useful outbuildings
- Good sized garden

### INTRODUCTION

A quaint three bedroom home in need of modernisation located in the beautiful village of Hackthorn to the north of the Cathedral City of Lincoln.

### LOCATION

Hackthorn is located 6 miles north of the cathedral city of Lincoln. Within the village of Hackthorn lies the Hackthorn Estate which has a history stretching back hundreds of years. The 18th century Hackthorn Hall captures the charm and tradition of a historic building surrounded by beautiful formal gardens and landscaped parkland. The village is a civil parish, located in the West Lindsey District of Lincolnshire. Hackthorn itself has amenities including a village hall, Forge Arts Centre and Hackthorn Church of England Primary School. This picturesque village is ideal for countryside walks. The village is a civil parish, located in the West Lindsey District of Lincolnshire. Located 2.6 miles way from Hackthorn is the popular village of Welton. The sought-after village has excellent local amenities and is home to William Farr Secondary School and Welton St Mary's C of E Primary Academy. There are two pubs, a Co-operative supermarket, doctors surgery, golf course, veterinary clinic and a library. The roads provide direct access to the A15 and the A46 to the north and south of the county, along with access to the A1. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. Lincoln has a full range of amenities including shops, leisure facilities, two well-regarded universities and the county hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln.

### OUTSIDE

Garden to the rear primarily aid lawn mature trees, to the front there is a courtyard, brick and pantile laundry and piggery used for storage along with an outside WC.

### ACCOMMODATION

#### Entrance hall

Radiator, ceiling light.

#### Bathroom

2.11 x 1.97

Bath, radiator, window, low level WC, pedestal wash hand basin, ceiling light.

#### Kitchen

2.57 x 3.57

Window, range of wall and base units, built in cabinetry, Work tops over, radiator.

#### Pantry

2.56 x 1.23

window, space for washer/dryer.



**Living room****4.37 x 3.95**

Carpet, radiator, window, built in cabinetry, fireplace with tiled hearth.

**Rear entrance porch**

Back door to rear, stairs rising to first floor landing.

**Bedroom one****4.38 x 3.95**

Carpet, window, radiator, ceiling light, wardrobe.

**Bedroom two****2.62 x 3.53**

Carpet, ceiling light, window, ornamental fireplace, radiator.

**Bedroom three****2.62 x 3.58**

Carpet, ornamental fireplace, radiator, window, ceiling light.

**VIEWINGS**

By prior arrangement with the sole agents Mount &amp; Minster: 01522 716 204

**ENERGY PERFORMANCE CERTIFICATE**

Rating: E

**COUNCIL TAX BAND**

Band: B

West Lindsey District Council

**SERVICES**

Mains water and electricity. Private drainage. Oil fired central heating.

**TENURE**

Freehold with vacant possession on completion.

**PARTICULARS**

Drafted following clients' instructions of August 2024.

**METHOD OF SALE**

The property is offered for sale by Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount &amp; Minster:

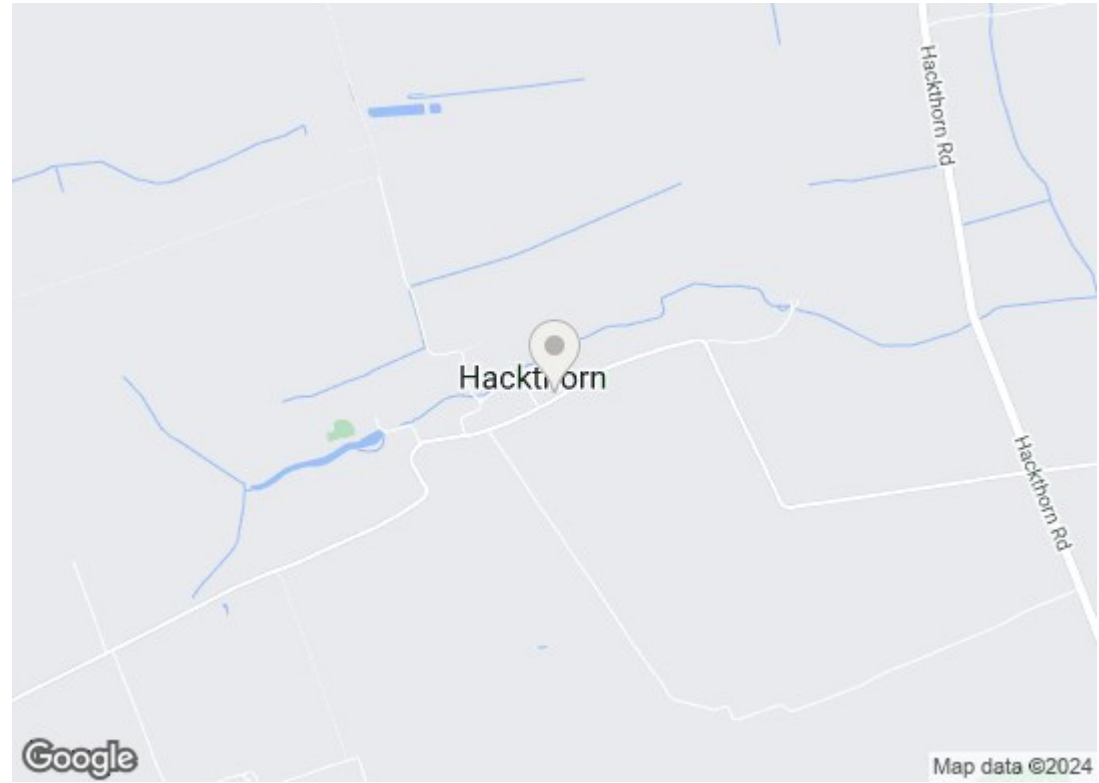
T: 01522 716204

E: Ellen@mountandminster.co.uk

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount &amp; Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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