



Popples Cottage
Hackthorn

MOUNT & MINSTER

Popples Cottage Hackthorn

- Stone Cottage in a desirable village location
- Master Ensuite, two further double bedrooms
- Family Bathroom
- Two Reception Rooms
- Stunning Countryside Views
- Available early July

LOCATION

Set in the heart of Lincolnshire to the north of the Cathedral City of Lincoln, the Hackthorn Estate has a history stretching back hundreds of years. 18th century Hackthorn Hall captures the charm and tradition of a historic building surrounded by beautiful formal gardens and landscaped parkland. Fully refurbished in 2015, Popples Cottage sits in stunning gardens on the edge of the village in the grounds of Hackthorn Hall with views onto Hackthorn Park.

ACCOMMODATION

Ground Floor

Porch

1.90m x 1.67m (6'2" x 5'5")

Porch with flagstone floor and wall mounted shelving.

Kitchen

4.04m x 3.78m (13'3" x 12'4")

Fitted kitchen with lino flooring, dual aspect windows and a radiator. Featuring a Rangemaster 5-hob double oven and grill with a tiled splash backs, stainless steel sink and drainer, extractor, space and plumbing for a dishwasher and a smoke detector.

Utility

1.84m x 2.47m (6'0" x 8'1")

Space and plumbing for a washing machine, fitted high level and low level units with roll top work surface, toilet, hand basin and vanity unit. Window to front aspect.

Dining Room

4.12m x 3.34m (13'6" x 10'11")

Carpeted floor, wooden shutters surround dual aspect windows, two built in cupboards, a TV and broadband connection point, radiator and an electric fire with a decorative surround.



An exciting opportunity to rent this quaint three bedroom cottage situated on the Hackthorn Estate, north of the Cathedral City of Lincoln.





Sitting Room

4.10m x 3.97m (13'5" x 13'0")

Featuring an open fireplace with brick hearth, traditional single glazed sash windows, a radiator and wall mounted picture rails. This room also benefits from carpeted floor and connection points for a TV and broadband services.

First Floor

Master Bedroom

4.20m x 3.86m (13'9" x 12'7")

Spacious master bedroom, with carpeted floor, radiator and smoke detector. Windows to side aspect.

Ensuite

4.15m x 1.84m (13'7" x 6'0")

Flooded with natural light from dual aspect windows giving views of the rear garden. Featuring a bath with chrome mixer taps and an electric shower with a glass screen. There is an extractor fan, hand basin, vanity unit and W.C.

Bedroom 2

4.14m x 4.10m (13'6" x 13'5")

Carpeted flooring, built in wardrobe, radiator and a TV connection point.

Bedroom 3

4.13m x 3.85m (13'6" x 12'7")

Carpeted floor, radiator, built in wardrobe and a feature fireplace.

Family Bathroom

1.86m x 3.65m (6'1" x 11'11")

Bath with hand shower attachment and chrome mixer taps, W.C and pedestal sink also with chrome mixer taps. Light with shaver point, extractor fan, single glazed casement window and a radiator.

OUTSIDE

The property benefits from extensive gardens both at the front, sides and at the rear, with a large gravel driveway providing off-road parking. The garden area is mostly lawned, with bushes and flower beds to the front of the property and large trees surround the dwelling. To the rear, a small patio area allows outside dining.

Store Room

3.05m x 1.49m (10'0" x 4'10")

Brick floor, single glazed window, ceiling light and shelving.

2nd Store Room

3.21m x 1.34m (10'6" x 4'4")

Stone walls, ceiling mounted light and room to store bins.

VIEWINGS

By prior appointment with the Sole Agents: 01522 716204

PARTICULARS

Drafted and photographs taken following clients' instructions of April 2017.

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.





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