



Bedford Cottage

Bedford Cottage is a modern and unique property having been designed and built by the current owner in the year 2001. With lovely open views over neighbouring fields to the rear, this spacious and beautifully well-presented property is located on the outskirts of the Lincolnshire Wolds; much of which is designated as 'an area of outstanding natural beauty'.

A spacious hallway with limestone flooring ensures there is plenty of room for greeting guests, and a rear entrance in the utility room is ideal for kicking off your muddy boots or drying off wet dogs. On bright days, I can confirm that both the lounge and dining room are filled with sunshine, and there is a cosy wood-burner too for cooler evenings. In addition to the two main reception rooms, Bedford Cottage also has a spacious kitchen and a separate study, which the sellers have previously used as a ground floor bedroom.

Given the over-all size of the property and the generous rooms, Bedford Cottage, despite only having two (large) bedrooms, would suit buyers that prefer a spacious and versatile property and value reception rooms over bedrooms.

Outside, there is an extensive gravel driveway providing ample off road parking for several vehicles as well as a detached double garage / workshop with a lockable store to the rear. A beautiful garden studio, built with composite panels, is hard-wearing and yet looks lovely in the garden, providing a 'room with a view' as a garden room, hobbies studio, or for anyone that works from home.

The local market town of Spilsby, with a range of cafés, pubs, small shops and two supermarkets, is only 6 miles away and the larger historic market town of Boston approximately 10 miles away. The neighbouring village of Stickney has a GP Surgery, village shop and schools for all ages. The Red Lion at Stickford is just a short walk, as are the vibrant Stickford Community Centre and Church.

Bedford Cottage is offered with no onward chain.

- EPC - D
- Council Tax Band D
- Drainage - Mains
- Heating - Oil Fired



A composite door with double glazed decorative panels and side-lights opens into the **Entrance Hallway** - Having limestone flooring, staircase to the first floor accommodation, radiator and space beneath the stairs for coat hooks etc.

Lounge 5.37 m x 3.58 m (17'7 x 11'8) - Has a uPVC window to the front aspect with blinds and a sliding patio door to the rear aspect. A fireplace comprises a Morso wood burner with tiled back panel and hearth and an oak surround over. There is a radiator and open access through to the:

Dining Room 3.15 m x 2.95 m (10'4 x 9'8) – A hexagonal shaped room with five uPVC windows, all with fitted blinds and lovely views over the garden, a radiator and a central ceiling light point.



Kitchen-Diner 4.36 m x 3.64 m (14'3 x 11'11) – Has uPVC windows to the front and side aspect and a continuation of the limestone flooring from the hallway. The kitchen comprises a range of work surfaces with drawer and cupboard units at both base and eye level. Integrated appliances include an induction hob with extractor fan over and an electric fan oven. A breakfast bar has space beneath for stools and there is a space under the counter for a refrigerator. A stainless steel sink unit has mixer tap over and there is wall tiling where appropriate.

Cloakroom – Has a uPVC window to the rear aspect, a continuation of the tiled flooring from the hallway and a radiator. The cloakroom comprises a two-piece suite to include a close-coupled WC and a pedestal wash hand basin.

Study 3.45 m x 2.37 m (11'3 x 7'9) – Has a uPVC window to the rear aspect, radiator and Karndean woodgrain style flooring. This room has previously been used as ground floor bedroom. Plumbing available in the adjacent Utility Room provides the potential future opportunity for creating a ground floor shower room if required.

Utility Room 2.26 m x 1.79 m (7'4 x 5'10) - Has a composite door and uPVC window to the side aspect as well as a continuation of the limestone flooring. Work surface space has cupboard units at both base and eye level and an inset stainless steel sink unit. There is space and plumbing for a washing machine with additional appliance space and an oil fired central heating boiler.

Spacious first floor landing has doors arranged off to:

Bedroom One 4.85 m x 3.60 m (15'10 x 11'9) - Having uPVC window to the side and rear aspect, radiator and a range of built-in wardrobes and co-ordinating drawers.

Bedroom Two 5.42 m x 3.58 m (17'9 x 11'8) – Has a uPVC window to both the front and rear aspects, radiator, built-in wardrobes with hanging rails and shelving plus additional storage cupboard.

Bathroom 3.56 m x 2.98 m (11'8 x 9'9) – Is the size of a double bedroom itself with a uPVC window to the front aspect, Karndean flooring and a built-in airing cupboard housing a hot water cylinder. The bathroom comprises a four piece suite of panel bath, low flush WC, wash basin with tiled surround and cupboard beneath and a mains fed shower within corner shower enclosure and a radiator.

Outside - The outside of the property is as well maintained as the inside and benefits from an extensive gravel driveway providing ample off-road parking for several vehicles leading up to the:

Detached Double Garage 5.64 m x 5.31 m (18'6 x 17'5) - Having two up and over doors, lights and power points. The double garage has a lockable shed attached to the rear which also has lights and power.

The garden enjoys uninterrupted views over lovely open countryside with an established hedge to the rear boundary. This attractive garden has lawned areas and a paved patio with borders filled with a variety of flowering plants, shrubs and bushes along with many spring bulbs.

Garden Studio 2.80 m x 2.49 m (9'2 x 8'2) - Was added in 2023 and has a uPVC window to the rear aspect as well as double glazed doors to the front aspect. It is raised upon composite decking and internally has woodgrain style flooring, lights and power.







Total area: approx. 170.8 sq. metres (1838.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.