



Rose Cottage, Skendleby

£268,500



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Willsons
SINCE 1842

Rose Cottage, Skendleby, Spilsby, Lincolnshire, PE23 4QE

"AGENT'S COMMENTS"

A charming semi-detached cottage set in the picturesque village of Skendleby, on the South edge of the Lincolnshire Wolds. This cosy dwelling offers two reception rooms, downstairs cloakroom, driveway, ample rear garden, gas fired central heating and uPVC windows and doors throughout.

LOCATION

Skendleby is a small village nestling in the Lincolnshire Wolds 'An area of outstanding natural beauty'. It is approximately 5 miles north-east of Spilsby and 6 miles south west of Alford both being market towns with weekly markets and a range of amenities including shops, pubs, restaurants and takeaways, banks, doctor's surgeries, dentists, primary schools and secondary schools with a grammar school in Alford. Primary schools are also located at the nearby villages of Partney and Willoughby.



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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front Of Property

Situated on an elevated position, accessed via stone steps leading to the front door, bordered by a brick wall with flower bed and mature shrubbery, gravelled driveway to the side of the property with hedging and closed boarded fencing boundaries.

Hallway

With tiled flooring and stairs leading to first floor.

Lounge

11'11" x 11'6" (3.63m x 3.51m)

With tiled flooring, multi-fuel burner housed in a brick surround fireplace, window to front of the property.

Dining Room

15'5" x 7'9" (4.70m x 2.36m)

With tiled flooring, under stairs cupboard and window to side of the property.

Kitchen

10'8" x 10'1" (3.25m x 3.07m)

With a range of base and wall units, tiled splashbacks, space for cooker, tumble dryer and plumbing for washing machine, stainless steel 1.5 sink with mixer taps, extractor hood, gas fired boiler, tiled flooring, window to the side of the property and door leading to rear garden.

WC

With tiled flooring, WC, hand basin and window to side of the property.

Side Lobby

With tiled flooring and door leading to the side of the property.

Landing

With carpeted flooring and window to rear of the property.

Bedroom One

15'2" x 6'7" (4.62m x 2.01m)

With carpeted flooring, access to loft space and dual aspect windows to front of the property.

Bedroom Two

10'11" x 6'5" (3.33m x 1.96m)

With carpeted flooring, windows to side and rear of the property.

Bedroom Three

8'4" x 6'7" (2.54m x 2.01m)

with carpeted flooring and window to side of the property.

Bathroom

8'11" x 7'5" (2.72m x 2.26m)

With fully tiled walls, P Shaped bath, central taps and direct feed shower over, WC, vanity unit housing sink, tile effect laminate flooring and window to side of the property.

Rear Garden

Having a walled patio area adjacent to the property with steps leading to the lawned garden featuring a further slabbed patio seating area, bordered with picket fencing to the rear and closed boarded fencing to the sides.

Services

We understand that mains gas, water, drainage and electricity are connected to the property.

Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 5000-2035-0822-0500-3553

Local Authority

Council Tax Band 'B' payable to the local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel:01507 601111.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

What 3 Words

///fairway.robot.makeup

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.





TOTAL AREA: APPROX. 96.6 SQ. METRES (1040.2 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

