



4 Silver Street

Minting, Horncastle, LN9 5RP



Book a Viewing!

£305,000

This detached cottage, set on a generous plot of approximately 0.34 acres (STS), offers excellent potential for extension or development (subject to planning permission). This large plot provides ample space for various possibilities while maintaining privacy with mature trees and shrubs surrounding the property. The current accommodation includes a Boot Room, downstairs Shower Room, Inner Hallway, Kitchen, Living Area with a log burner, Dining Space and stairs from the Inner Hallway leading to the Landing and three Bedrooms. Externally, the property benefits from a large driveway, garden shed, greenhouse and extensive mature gardens. Situated in a non-estate location within the quiet village of Minting, the property enjoys a peaceful setting between Horncastle and Lincoln, with easy access to amenities in nearby Wragby. Requiring modernisation, this property is offered with no onward chain, providing a fantastic opportunity for improvement or redevelopment in a desirable rural location.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – G

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Minting is a peaceful village, providing a rural lifestyle while maintaining good access to surrounding towns. Wragby: Located approximately 4 miles away, Wragby offers essential local services including shops, schools, and leisure facilities.

Horncastle: Around 8 miles from the property, Horncastle is renowned for its antiques shops and offers a variety of independent retailers, pubs, and restaurants, as well as secondary schools and healthcare facilities.



Lincoln: Approximately 15 miles to the west, Lincoln boasts an array of historical attractions, including the famous cathedral and castle, as well as extensive shopping, dining, and cultural experiences.

Market Rasen: About 10 miles away, Market Rasen is a market town known for its racecourse, offering further shopping, dining options, and access to countryside walks and trails.

ACCOMMODATION

BOOT ROOM

8' 9" x 7' 10" (2.67m x 2.39m) With UPVC double glazed window and door, tiled flooring and radiator.

SHOWER ROOM

7' 10" x 2' 7" (2.39m x 0.79m) With UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle and heated towel rail.

INNER HALLWAY

11' 8" x 6' 0" (3.56m x 1.83m) With radiator and stairs to first floor.

KITCHEN

11' 10" x 10' 8" (3.61m x 3.25m) With UPVC double glazed window, tiled flooring, fitted with a range of wall and base units with work surfaces over, porcelain sink drainer, plumbing and space for washing machine, radiator and oil fire central heating boiler.

DINING AREA

11' 11" x 11' 8" (3.63m x 3.56m) With timber window, radiator and fireplace.

LIVING AREA

11' 11" x 11' 10" (3.63m x 3.61m) With timber window, radiator and fireplace with log burner.

FIRST FLOOR LANDING

With UPVC double glazed window and banister rail.

BEDROOM 1

11' 11" x 10' 0" (3.63m x 3.05m) With timber window, fitted wardrobes and radiator.

BEDROOM 2

12' 1" x 11' 10" (3.68m x 3.61m) With timber window and radiator.

BEDROOM 3

8' 10" x 5' 10" (2.69m x 1.78m) With UPVC double glazed window, storage cupboard and radiator.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side that provides ample off road parking and access to the rear of the property. There is an enclosed oil tank and beyond the driveway there are large gardens mainly laid to lawn with a wide variety of mature, plants, shrubs and trees and a garden shed.





WEBSITE

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

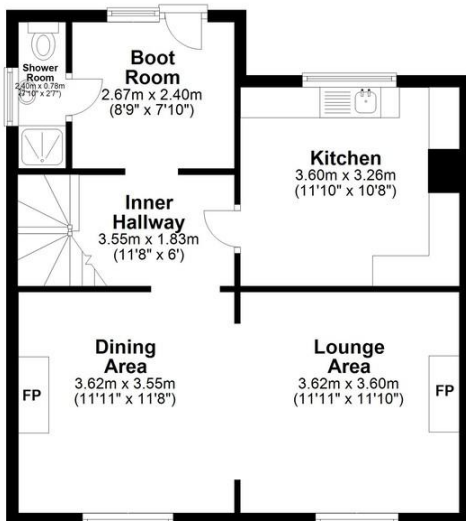
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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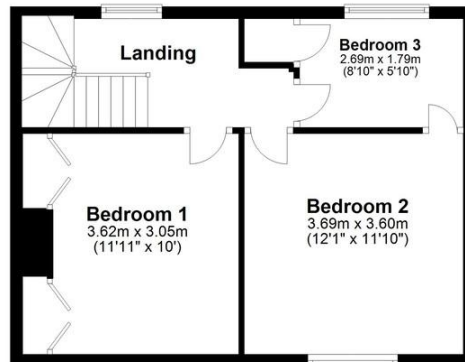
Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

