



## Priory Cottage, Authorpe Lane

Burwell, LN11 8PW



Book a Viewing!

**£275,000**

A Three Bedroom Detached Cottage set within the rural village of Burwell, positioned in the heart of the Lincolnshire Wolds. The village sits just off the A16, giving excellent access into Louth within around ten minutes, as well as easy routes toward the Lincolnshire coastline, while still being surrounded by the rolling Wolds countryside. The property occupies a plot of approximately 0.21 acres (STS), with a formal frontage and a driveway providing off-road parking and access to the garage. To the rear there are generous mature gardens that wrap around the property, offering excellent outside space and plenty of potential. Internally, the home is entered through a useful lean-to, which also gives access to the rear garden and the porch. The ground floor includes a lounge with a multi-fuel burner, a breakfast kitchen opening into a dining area, a study, and a rear entrance with a WC off. The first floor landing leads to two bedrooms and a bathroom, with both bedrooms one and two providing access through to bedroom three.







#### **SERVICES**

Mains water, electricity and gas Gas-fired central heating  
Drainage to a septic tank (vendor advises compliance certificate available - verify via solicitors).

**EPC RATING** — D.

**COUNCIL TAX BAND** — B.

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Burwell is a rural Wolds village positioned just off the A16, making it well placed for access into Louth, a thriving market town known for its independent shops, popular weekly markets, leisure centre, doctor's surgeries, schooling and a wide range of pubs, cafés and restaurants. The Lincolnshire coastline is also within easy reach, while the surrounding Wolds provide excellent walking routes, views, and countryside scenery.





## ACCOMMODATION

### LEAN-TO

With doors to the front and rear elevation, access to garage and porch.

### PORCH

With windows and door into entrance.

### LOUNGE

19' 8" x 12' 9" (5.99m x 3.89m) With three UPVC double-glazed windows, stairs to first floor, radiator and multi-fuel burner.

### KITCHEN/DINER

20' 4" x 6' 5" (6.2m x 1.96m) With UPVC window and double doors, vinyl flooring, fitted units with work surfaces, stainless steel sink/drain, spaces for cooker and fridge freezer and radiator.

### DINING AREA

9' 5" x 8' 0" (2.87m x 2.44m) With UPVC sliding doors and radiator.

### STUDY

8' 0" x 5' 10" (2.44m x 1.78m) With UPVC window and radiator

### REAR ENTRANCE

With UPVC external door.

### WC

With UPVC window, tiled flooring, low-level WC, wash hand basin, tiled walls and radiator.

### FIRST FLOOR LANDING

With UPVC window, access to two bedrooms and bathroom.

### BEDROOM 1

12' 10" x 12' 2" (3.91m x 3.71m) With UPVC window, radiator, cupboard housing gas boiler and hot water cylinder and access to bedroom three.

### BEDROOM 2

10' 10" x 6' 5" (3.3m x 1.96m) With two UPVC windows, radiator and access to bedroom three.

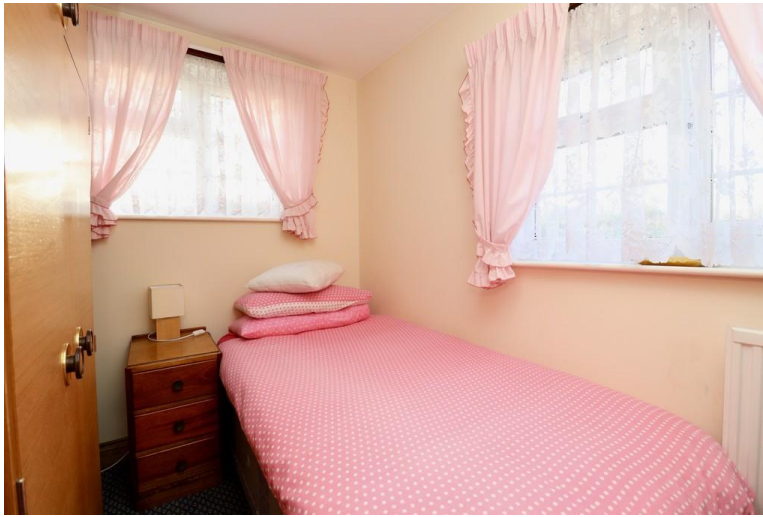
### BEDROOM 3

8' 11" x 6' 5" (2.72m x 1.96m) With two UPVC windows and radiator.

### BATHROOM

9' 9" x 7' 3" (2.97m x 2.21m) With window, low-level WC, wash hand basin, bath, tiled walls, radiator and roof void access.





## OUTSIDE

The property sits on a plot of approx. 0.21 acres (STS). The frontage includes lawned garden and driveway to garage 20'x9' (6.07m x 2.73m). Generous mature rear gardens wrap around the cottage with lawns, shrubs and planting. There is a rare chalk stream within the garden, which runs the full length of the north side. This is complimented by a pond and bridge. There are two sheds and a further shed with wood storage attached and a log cabin 13'2"x9'11" (4m x 3m).

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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 & Co, Taylor Rose, 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 and 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 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.

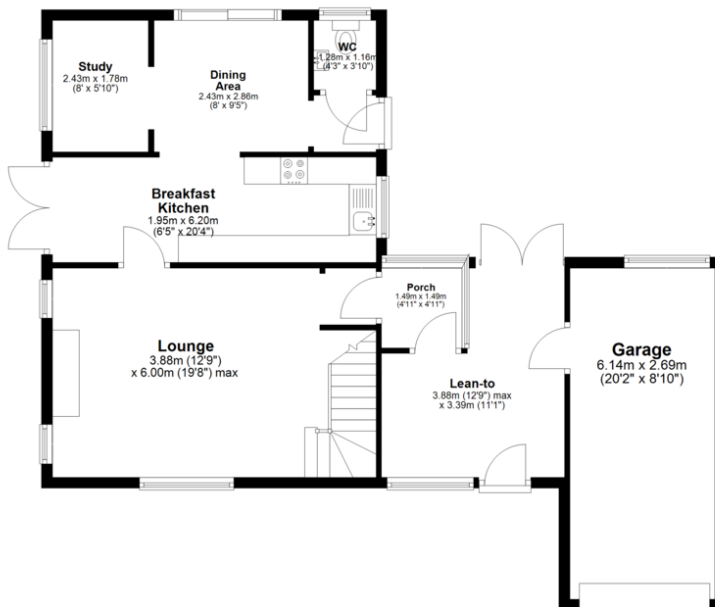
### GENERAL

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 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

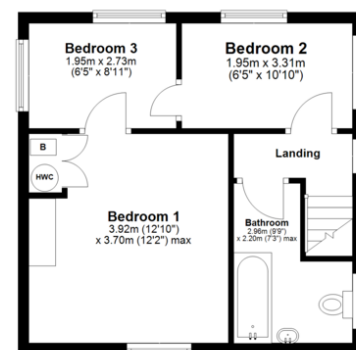
### Ground Floor

Approx. 81.6 sq. metres (878.2 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.9 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.

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