



Eves Cottage  
Hackthorn, Lincoln

**BROWN & CO** JH Walter







## Eves Cottage, 2 Widows Row, Beck Lane, Hackthorn

An attractive 19th century cottage set in the picturesque and desirable rural village of Hackthorn. This charming stone and pantile property sits in a row of three cottages with open field views and a babbling brook to the front. The well-presented accommodation briefly comprises a country style kitchen, open plan lounge/dining room, conservatory and a bedroom/home office to the ground floor with two double bedrooms and a family bathroom to the first floor. Outside offers off street parking for two cars, a double garage and a landscaped tiered garden to the rear.



### ACCOMMODATION

#### Kitchen 6.01 x 1.97m

With double glazed casement windows to front elevation and wooden shutters, fitted country style kitchen comprising wall and base units with one and half bowl ceramic sink and drainer, Bosch dishwasher, built-in fridge, space and plumbing for washing machine, freestanding Hotpoint oven with four ring electric hob and extractor over, part tiled walls, double radiator, sliding door to;

#### Bedroom Three/home office 3.49 x 2.00m

Double glazed casement window to front elevation, built-in wardrobe, under floor heating.

#### Lounge/Dining room 9.80m x 3.61m

Double glazed casement windows to rear elevation, open fireplace with log burner, two electric heaters, feature beamed ceiling, glazed door to;

#### Conservatory 3.61m x 2.82m

Double glazed and stone construction with doors to rear elevation.

### First floor

#### Bedroom One 3.57m x 3.54m

Double glazed casement windows to front and rear elevations, built-in wardrobes, electric heater.

#### Bedroom Two 3.61m x 3.29m max

Double glazed casement windows to front and rear elevations, feature fireplace, built-in wardrobes.

#### Bathroom

Double glazed casement windows to rear elevation, three-piece suite, comprising panelled bath with shower mixer tap, mid flush WC, wash basin in vanity unit, heated towel rail, part tiled walls, extractor.

#### Landing

With airing cupboard, loft access and under floor heating.

#### Outside

The front elevation has a small paved area and at the end of the row there is off street parking for two vehicles along with a double garage. The rear elevation offers a beautifully landscaped and tiered garden with a patio area and further seating areas for al fresco dining.

### SERVICES

We understand the property has a mains water, electric and main sewer connections.

### AMENITIES

Hackthorn is a popular village just north of Lincoln and to the east of the A15. The local school, Hackthorn C of E Primary school was rated 'outstanding' by Ofsted in their 2014 inspection. Welton is situated approximately three miles to the south and has an excellent range of facilities including the sought after William Farr Comprehensive School . Lincoln is approximately seven miles away with a range of shops, restaurants, schools, universities and the popular Cathedral quarter.

### TENURE & POSSESSION

Freehold, vacant and for sale by private treaty with no onward chain.

### COUNCIL TAX

Band D







## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

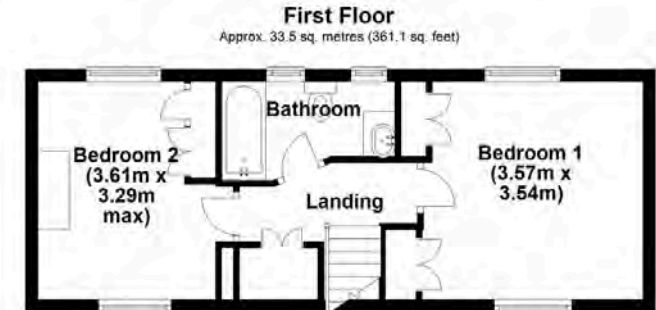
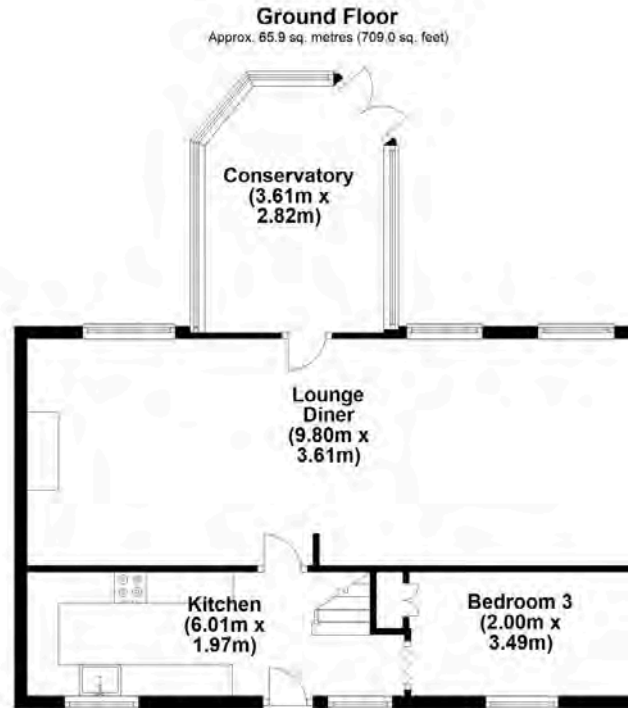
## DIRECTIONS

From Lincoln follow the A15 North and shortly after RAF Scampton take the right hand turn towards Hackthorn. Upon reaching the village stay on Main Street and take your second left onto Beck Street where the property can be found on the right hand side.

<https://what3words.com/dwelled.spreads.sprouted>

## AGENT

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Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



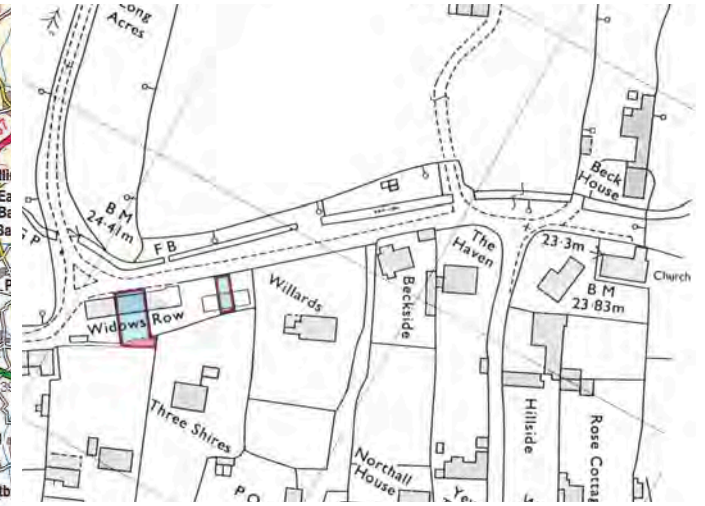













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>23</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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