



3 Ashby Lodge Cottages  
Ashby De La Launde, Lincoln

**BROWN & CO** JH Walter



### 3 Ashby Lodge Cottages, Ashby De La Launde

This charming estate cottage enjoys a rural location with open countryside views. The property extends to around 1,155 sq ft and comprises a kitchen, pantry, dining room and lounge to the ground floor with three bedrooms and a bathroom to the first floor. Nestling in substantial plot of around 0.11 of an acre there is potential to develop the property further subject to planning.



#### ACCOMMODATION

##### Entrance Porch

Brick and double glazed construction with single glazed door to;

##### Dining Room 5.50m x 2.70m

Double glazed casement window to rear elevation, fireplace, door to;

##### Kitchen 3.70m x 3.40m

Double glazed casement window to side, oration, double glazed door to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, part tiled walls, double radiator, archway to;

##### Pantry

Double glazed casement window to rear elevation.

##### Reception 5.50m x 3.70m

Double glazed bay window to front elevation, open fireplace, double radiator, stairs to first floor.

##### Bedroom One 4.10m x 2.90m

Double glazed casement window to front elevation, single radiator, built-in storage cupboard.

##### Bedroom Two 3.70m x 3.40m

Double glazed casement window to side elevation, double radiator, loft access.

##### Bedroom Three 3.60m x 3.00m

Double glazed casement window to rear elevation, single radiator, built-in storage cupboard, single glazed picture window to landing.

##### Bathroom 2.57m x 1.47m

Double glazed casement window to side elevation, three-piece suite comprising panelled bath with a shower mixer tap, mid flush WC, pedestal wash basin, part tiled walls, single radiator, extractor.

##### Landing

Double glazed casement window to side, elevation, loft access, single radiator.

##### Outside

The front elevation offers a hedged garden mainly Laid to lawn with off street parking and a generous size garden wraps around side to the rear fence and pitched boundaries and a patio area.

##### Services

We understand the property offers, mains water, electric, oil fired, central heating and sewage is to a private drainage system.

##### Tenure & Possession

The property is freehold and has been used as a rental property by the estate but is now offered with vacant possession.

##### Broadband

We understand from the Ofcom website that standard and Ultrafast broadband is available at this property with a max download speed of 1000 Mbps and upload speed of 222 Mbps

##### Council Tax

Band C



**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.

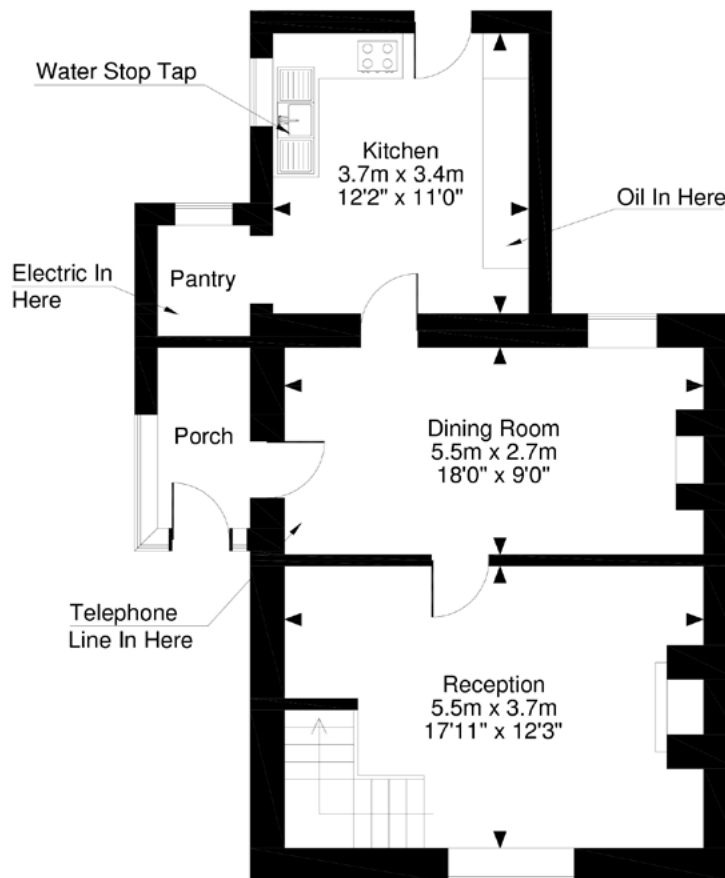
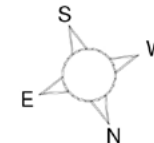
**Viewing Procedure**

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

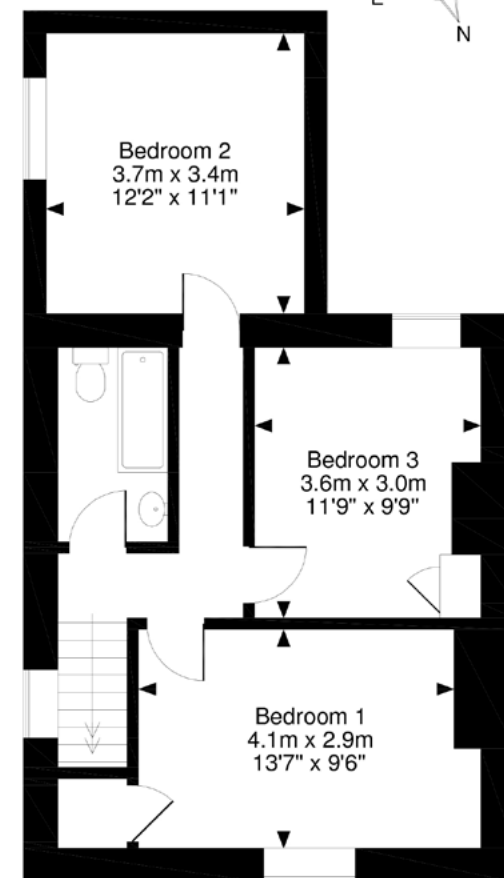
**Agent**

James Mulhall  
01522 504318  
lincolncitycentre@brown-co.com

**A591 3 Ashby Lodge Cottages, Ashby De La Launde, Lincoln**  
**Approximate Gross Internal Area**  
**1155 Sq Ft/108 Sq M**



**Ground Floor**



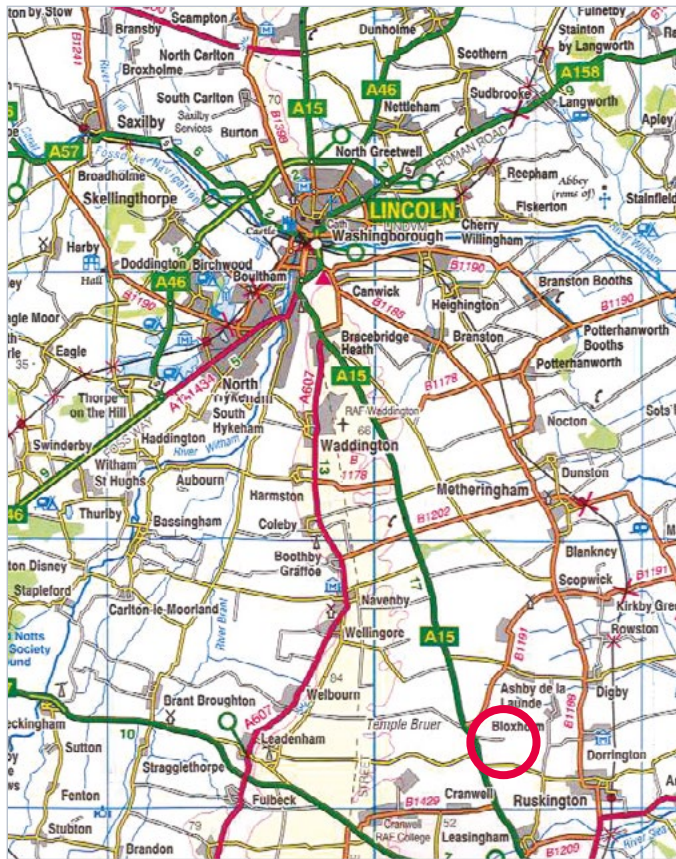
**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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### Energy performance certificate (EPC)

<b>3 ASHBY LODGE COTTAGES</b> ASHBY DE LA LAUNDE LINCOLN LN4 3JW	Energy rating <b>E</b>	Valid until: 6 July 2031 Certificate number 0360-2653-4030-2709-3785
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Property type	Semi-detached house
Total floor area	104 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Postcode - LN4 3JW

<https://what3words.com/lure.reboot.measuring>

#### IMPORTANT NOTICES

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