



- Former Farm Workers Cottage
- Extended Semi-Detached House
- 3/4 Bedrooms & 1 Bathroom
- Lounge, Dining Room & Garden Room
- Extensive Plot With Cathedral View
- Outbuildings With Potential
- Air Source Heat Pump System
- No Onward Chain

Sky Lane, Haddington, LN5 9FL,
£289,950





This charming semi-detached former farm workers cottage is set just south of the historic cathedral city of Lincoln and offers flexible living over two floors. Deceptively spacious, the home has been thoughtfully updated by its current owners, most notably with the addition of a state-of-the-art air source heat pump system, enhancing both comfort and efficiency. The cottage currently has 3 bedrooms but could easily be altered to boast 4 bedrooms all on one floor. Dating back to 1934 and originally attached to the neighbouring farm, the home was bought by the current owners over 10 years ago and has seen a considerable programme of renovations in this time. Inside, the property offers a welcoming entrance hall that leads into a cosy living room followed by a versatile dining or family room. Furthermore there is a light-filled garden room with beautiful views over the family friendly garden, and a well-appointed wren kitchen. Upstairs, the first-floor landing gives access to three bedrooms; the main bedroom is currently arranged to have a spacious master suite with an adjoining dressing room but this could be easily altered to create four bedrooms across one floor. The first floor is completed by a four piece family bathroom. Outside, the home benefits from off-road parking at the front with access to a single garage, while the rear boasts a generous lawned garden with beautiful open views across the fields and distance views of Lincoln Cathedral. Additional features include a workshop and second outbuilding with great potential for a home office, two garden sheds, and a charming timber summer house tucked away at the end of the garden perfect for relaxing and entertaining. Situated near to the rural village of Haddington, the property enjoys excellent access to the A46 bypass, providing convenient links to Newark-on-Trent and the city of Lincoln. Everyday amenities can be found in the nearby villages, while a wider range of shops, schools, and services are just a short drive away in North Hykeham. Council tax band: B. Freehold.



Entrance Hall

Having composite front door entry to front aspect, uPVC double glazed window to front aspect, 2 radiators and an understairs storage cupboard. Access to lounge and kitchen. Additional loft access with partial boarding and insulation.

Lounge

16' 10" x 11' 6" (5.13m x 3.50m)

Having a multi-fuel burning stove, radiator and a uPVC double glazed window to front aspect. Double door entry into:

Dining Room

13' 8" x 13' 0" (4.16m x 3.96m)

Having uPVC double glazed window to side aspect, radiator and double door entrance into:

Garden Room

6' 10" x 10' 7" (2.08m x 3.22m)

Added shortly after 2014. Having a brick base with full uPVC surround.

Kitchen

13' 9" x 10' 10" (4.19m x 3.30m)

Having a range of base and eye level units, counter worktops with metro tiled surround, integral electric Smeg oven, electric Bosch hob and Smeg extractor hood over, sink and drainer unit and uPVC double glazed window to rear aspect. Stairs rising to first floor. Downstairs WC and garage.

Downstairs WC

Having low level WC, radiator, pedestal wash hand basin unit and extractor unit.

First Floor Landing

Access to bedrooms and bathroom. Stairs and a uPVC double glazed window to front aspect. Access to loft.

Bedroom 1

10' 10" x 9' 9" (3.30m x 2.97m)

Having a uPVC double glazed window to rear aspect, storage cupboard housing hot water tank. A second area currently utilised as a dressing room space, but could quite easily be utilised as bedroom 4.

Dressing Room Space

12' 1" x 9' 4" (3.68m x 2.84m)

Having uPVC double glazed window to rear aspect and radiator with loft access (boarded, insulated, no ladder with limited ceiling height).

Bedroom 2

12' 7" x 7' 5" (3.83m x 2.26m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

12' 7" x 7' 5" (3.83m x 2.26m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

7' 2" x 8' 0" (2.18m x 2.44m)

Having a 4 piece suite comprising of shower cubicle, a roll top bath, classic hand wash basin unit and a low level WC, tiled surround, Velux skylight and a uPVC double glazed obscured window to the front aspect.

Garage

15' 3" x 8' 8" (4.64m x 2.64m)

Having front and rear access via a double door entry. A uPVC personnel door leading into kitchen.

Outbuildings - Workshop

8' 8" x 10' 10" (2.64m x 3.30m)

Having power, lighting, workbench, insulation and barn door entry.

Store

9' 9" x 14' 10" (2.97m x 4.52m)

Potential to be used as a home office. Having power, lighting and heating, insulation, uPVC double glazed window and separate personnel access.

Outside Rear

Being enclosed with fenced pertimeters, non-overlooked and backing onto farmers fields. Being mostly laid to lawn with a range of mature trees and flowerbeds. Housing - Mitsubishi ecodan air source heat pump with limited warranty. Two timber built garden sheds. Patio area with power and lighting. A second patio area with summer house and distance views over to Lincoln Cathedral.

Agents Note

The main heating system for the property is powered by a Mitsubishi Ecodan Air Source Heat Pump. Purchased in conjunction with a government scheme (IRHI) there is a limited warranty and quarterly financial return. For more details, please contact Starkey&Brown for further investigations.

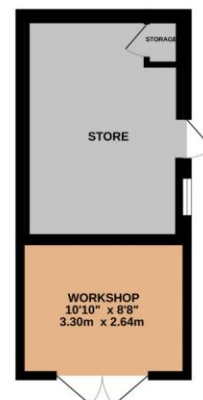
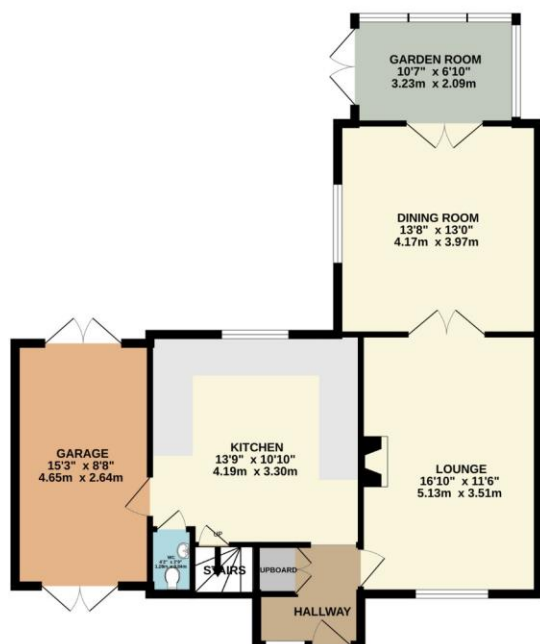




GROUND FLOOR
828 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.

OUTBUILDINGS
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.

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