

Ivy Cottage Kirton Fen, Lincoln LN4 4QF



welcome to

Ivy Cottage Kirton Fen, Lincoln

A good sized detached property on a plot of approx 1/4 acre (STS) with open field views from every angle, ample off road parking and large garden in a rural setting, Boasting features such as an open plan living dining area and three double bedrooms, as well as a large plot and multiple outbuildings













Entrance Hall

Having doors to the WC, pantry and opening to the:

Kitchen

17' 10" x 9' 9" (5.44m x 2.97m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, built-in double oven, hob, extractor, built-in microwave, integrated dishwasher, integrated washing machine, space for American style fridge freezer, boiler, radiator and window.

Lounge

28' 5" x 11' 8" ($8.66m \times 3.56m$) There is a log burner, two radiators, solid wood flooring, three windows and French doors.

Pantry

WC

Fitted with a WC, wash hand basin with storage below., radiator, partly tiled walls, extractor and two windows.

First Floor Landing Having a window.

Bedroom One

14' 5" x 11' 10" (4.39m x 3.61m) There is a built-in wardrobe, radiator and window.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m) Having a radiator and window.

Bedroom Three

11' 6" x 10' 2" ($3.51m\ x\ 3.10m$) There are built-in wardrobes, radiator and window.

Bathroom

10' 3" x 10' 10" ($3.12m \times 3.30m$) Fitted with a suite comprising of a Jacuzzi style bath, walk-in shower, wash hand basin & WC set into storage cupboards, radiator and two windows. **Outside** There is a quarter acre with lawns and hot tub.

Outbuilding One 16' 4" x 7' 11" (4.98m x 2.41m)

Outbuilding Two 20' 4" x 15' 11" (6.20m x 4.85m)

Outbuilding Three 15' x 14' 10" (4.57m x 4.52m)

Additional

The property has an alarm system and CCTV. There are 14 solar panels, which are owned and feeding tariff every month until 2034.





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Ivy Cottage Kirton Fen, Lincoln

- 1/4 acre plot (STS) with ample parking and large south facing garden
- Rural with field views from all angles .
- Recently renovated including new roof
- Solar panels fitted to outbuilding
- Three double bedrooms

Tenure: Freehold EPC Rating: D Council Tax Band: B

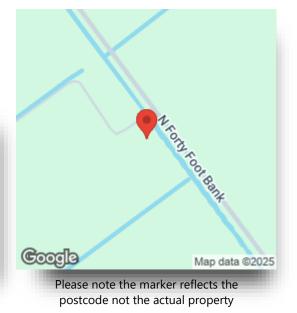
offers in excess of

£325,000









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