



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 x 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 x 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112439 - 0011

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