

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Linden Cottage, Trentside, Amcotts, DN17 4AX

- A most impressive and extended 4 Bedroom End Cottage • Superb modern Kitchen •
- Through Lounge/Dining Room • First floor Bathroom and ground floor Shower Room • Ample off road parking • Deep front garden • Dual colour PVCu Double Glazing
- Oil central heating • Convenient for riverside walks



£197,500



An attractively presented double width End Cottage with a two storey extension being located in the rural riverside village of Amcotts. Linden Cottage is situated near to the location of the former ferry crossing on the Trent and is accessed from Cross Lane. The excellent sized accommodation includes:

- **Utility entrance**
- **Stylish Kitchen with island unit**
- **Good sized Lounge/Dining Room**
- **Ground floor Shower Room**
- **4 Bedrooms**
- **First floor family Bathroom**
- **Dual colour windows and doors**
- **Long front garden with frontage to Trentside**
- **Enclosed rear garden**
- **Wide forecourt parking**

Ground floor:

UTILITY ENTRANCE (3.0m x 1.65m) including storage and cloaks cabinets to match the Kitchen including plumbing for automatic washer. Composite exterior door and cloaks hanging space.

KITCHEN (4.73m x 4.50m) extensively fitted with modern units including substantial island/breakfast bar including storage beneath and feature hanging lights over. Integrated double oven, 4 ring electric hob, double bowl enamel sink, built in dishwasher, drawer units and 2 large pantry cupboards with electric, integrated fridge freezer, period style radiator, PVCu double glazed french windows to rear.

LOUNGE/DINER (6.70m x 3.63m max width + 2.88m minimum width) lounge area including decorative panelling to walls and 2 large built in storage cupboards. Radiator, built in storage cupboard to Dining area and further understairs storage cupboard. Tiled flooring.

LOBBY with external storage cupboard off, radiator and tiled flooring.

SHOWER ROOM (3.0m x 1.20m) being fully brick tiled to walls and including shower, cabinet wash basin, wc, towel radiator and tiled flooring.

First floor:

Landing

BEDROOM 1 (4.48m x 2.98m) with radiator and front facing window

BEDROOM 2 (3.70m x 3.74m) with radiator, front facing window and two built in wardrobes.

BEDROOM 3 (3.25m x 2.90m) with radiator and rear facing window.

BEDTOOM 4 (3.42m x 2.20m) with radiator and rear facing window.

BATHROOM (2.20m x 1.95m) with panelled bath having shower over, cabinet wash basin, wc, towel radiator, tiled floor, decorative boarding and part tiled walls.

OUTSIDE Paved driveway, parking court, wide enough for at least 3 cars, gated access to fence enclosed rear garden including block paved terrace and brick store place. Concealed oil tank next to road frontage, side access to front garden. Deep front garden predominately lawned and with productive orchard and horticultural area. Outside lighting, water tap and electrics.

SERVICES (not tested)

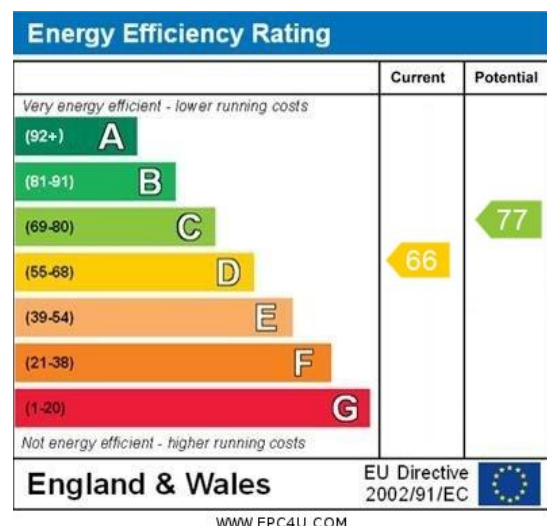
Mains water, electricity and drainage.
Oil central heating to radiators.

LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'A' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.