



Malkiln Lane, Elsham



3



1



2

£300,000



Key Features

- NO UPWARD CHAIN
- 2 ACRES APPROX PADDOCK
- 24' LOUNGE/DINER
- MODERN KITCHEN
- 3 BOX STABLE
- RECEPTION PARKING
- EPC RATING E
- FREEHOLD





NO UPWARD CHAIN.

A unique opportunity to acquire a 3 bedroom colour-washed Cottage with 2.0 acre (approx) paddock and manege. Situated in the regions' premier village location with views to open country the home includes a 24' Lounge/Diner, Conservatory modern Kitchen and Shower Room. In addition to the reception parking there is a 3 box Stable, 2 small Barns and a Workshop.

Early viewing considered essential.

ENTRANCE 3.45m x 1.31m (11'4" x 4'4")

A UPVC door opens to a Porch with double glazed side screen and a stable door opening to the Reception Hall with radiator, coving and fitted shelving. A rounded arch leads to

LOUNGE/DINER 7.31m x 3.96m (24'0" x 13'0")

A generous forward facing room with UPVC double glazed window overlooking Maltkiln Lane, two radiators, TV aerial point, two ceiling roses, coving, decorative display arches, brick lined fireplace with inset cast stove on quarry tiled hearth, central archway, understairs storage cupboard, door to a cottage stair and UPVC double glazed French doors to the Conservatory. Maximum measurements.

CONSERVATORY 3.50m x 2.85m (11'6" x 9'5")

Comprising UPVC double glazed panels on brick plinths with the tiled floor, radiator, and pitched translucent roof, side door and UPVC French doors to the garden.

KITCHEN 1.76m x 4.00m (5'10" x 13'1")

Appointed with a range of modern light grey high gloss finished units with matching worktops to include a 1 1/2 bowl resin sink unit with mixer tap and cupboards, under space and plumbing for either a dishwasher or automatic washing machine, a range of five further base units, integrated refrigerator, five units at eye level, inset electric hob with chimney style extractor over, built-in oven and separate microwave with cupboards over and under and inset ceiling spotlights.



SHOWER ROOM 3.36m x 1.80m (11'0" x 5'11")

Appointed with a modern suite to include a vanity basin with cupboards under, close coupled WC, walk-in panelled and glazed shower enclosure with electric shower, radiator, UPVC double glazed window and tiling to full height of the remaining walls.

LANDING

Access to the roof space.

BEDROOM 1 3.99m x 3.45m (13'1" x 11'4")

A rear facing double room with UPVC double glazed window and a range of fitted wardrobes with matching drawer units. One double wardrobe allows access to the airing cupboard with insulated cylinder and wall mounted gas fired central heating boiler.

BEDROOM 2 3.45m x 2.73m (11'4" x 9'0")

A dual aspect room with arched window to the front and further UPVC window to the side aspect and radiator

BEDROOM 3/DRESSING ROOM 2.03m x 3.70m (6'8" x 12'1")

A forward facing room with UPVC double glazed window, fitted wardrobes and shelf units and radiator (not currently connected).

OUTSIDE

A five bar gate opens to a concrete reception area which allows parking for five cars. A further high timber gate opens to the rear garden which is primarily laid to lawn with mature shrubs and trees. There is a range of outbuildings to include: Workshop (5.87m x 1.85m) with electric light and power and stable door together with a timber Stable block the concrete base and three loose boxes and 2 open fronted Hay Barns. There is a small vegetable and soft fruit garden and the gate opens to the accompanying paddock with fenced manege. We are informed by the Vendor that the total area of Home and paddock is 2.5 acres or thereabouts.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

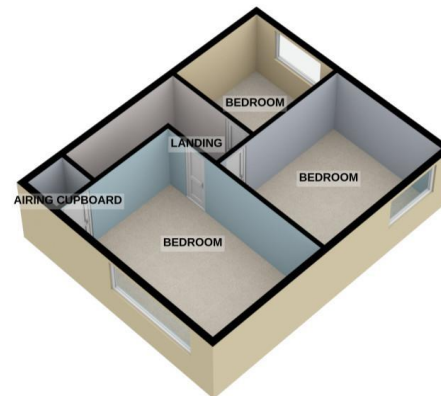




GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 