



Clixby Lane, Grasby



4



1



2

REDUCED TO £395,000



Key Features

- CHARACTER COTTAGE
- 1/2 ACRE GARDENS
- 2 RECEPTION ROOMS
- CONSERVATORY
- POTENTIAL ANNEX
- 2 STOREY OUTBUILDINGS
- EPC RATING D
- FREEHOLD





Standing within 1/2 acre south facing gardens this substantial character cottage enjoys views towards Lincoln and to the Lincolnshire Wolds. The eminently versatile accommodation includes a traditional Lounge with cast iron stove, well appointed Breakfast Kitchen, separate Dining Room and a large Conservatory. In addition to the 3 first floor Bedrooms there are a further 2 ground floor rooms which could become an annex for a dependent relative and the 2 storey Outbuildings are well suited as workspace or additional accommodation. A delight of a home in a sought after village location.



ENTRANCE

A recessed entrance with uPVC door leads to a vestibule with tiled floor, panelled ceiling, inset spotlights and tiling to dado height

CLOAK ROOM

Appointed with a suite in white to include a vanity unit with inset wash hand basin, WC with concealed cistern, 3 further base units, wall mounted gas fired combination boiler, tiled to full height, Yorkshire sliding sash window, pine panelled ceiling with inset lights and quarry tiled floor.

KITCHEN 6.20m x 2.10m (20'4" x 6'11")

Extensively appointed with a range of high gloss finished white fronted units with contrasting dark work surfacing To include 1 1/2 bowl, stainless steel sink unit with three cupboards under, integrated refrigerator, seven further base unit, space and plumbing for both automatic washing machine and dishwasher, space from upright fridge freezer, electric cooker space with extractor over, 11 further units at eye level, tiled floor, radiator, uPVC windows to 2 aspects, beamed ceiling, tiled floor, radiator and under stair pantry cupboard.

LOUNGE 3.81m x 3.68m (12'6" x 12'1")

A traditionally styled room with painted beam ceiling, radiator, brick fireplace with raised flagged hearth and multi fuel cast iron stove, TV aerial point and brick lined arch to



CONSERVATORY 8.23m x 2.44m (27'0" x 8'0")

Being P shaped and comprising of UPVC double glazed panels over brick plinths with translucent roof, laminated floor, 2 radiators and French doors to rear terrace. Twin doors lead to

DINING ROOM 3.84m x 3.66m (12'7" x 12'0")

Ideal for family celebrations with radiator and decorative fireplace.

POTENTIAL ANNEX 0.00m x 0.00m (0'0" x 0'0")

HALL

UPVC doors to the front and rear with matching window, radiator, dado rail and store cupboard.

STUDY/POTENTIAL SHOWER ROOM 3.53m x 1.47m (11'7" x 4'10")

A multi use room with UPVC double glazed window to the rear, radiator and water supply.

BEDROOM 4 4.80m x 2.51m (15'8" x 8'2")

A generous forward facing room with radiator and fitted wall shelves. (Currently used as a Study.)

LANDING

Access to the roof space and radiator.

BEDROOM 1 3.84m x 3.66m (12'7" x 12'0")

Enjoying views across the rear gardens this double bedroom includes UPVC double glaze window, radiator, TV aerial point and recessed hanging space.

BEDROOM 2 3.68m x 2.87m (12'1" x 9'5")

Further rear facing double room with UPVC double glazed windows and radiator. (maximum measurements.)

BEDROOM 3 3.56m x 3.30m (11'8" x 10'10")

The final double bedroom with UPVC double glazed windows to 2 aspects, radiator, pine panelling to the bed head wall and 1 double and 1 triple fitted wardrobes.



BATHROOM 3.48m x 2.11m (11'5" x 6'11")

Appointed with a modern suite in white to include a close coupled wc, vanity unit with inset basin and drawers under, jacuzzi spa bath, walk in panelled and glazed shower with rain water head and hand held attachment, radiator, UPVC double glazed window and fitted airing cupboard.

OUTSIDE

The property enjoys road frontage and a 4 car block reception area opens to the DOUBLE GARAGE with electric power and light, inspection pit and roller door to the rear garden. The remarkably private south facing rear gardens are mainly laid to lawn with established shrub and herbaceous borders and are best viewed from the raised full width block paved terrace which lead to a balustraded timber deck. There is a useful range of 2 storey colour washed OUTBUILDINGS, including A workshop with access to the first floor, Garden store and lean to open fronted Store.

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 D. 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.

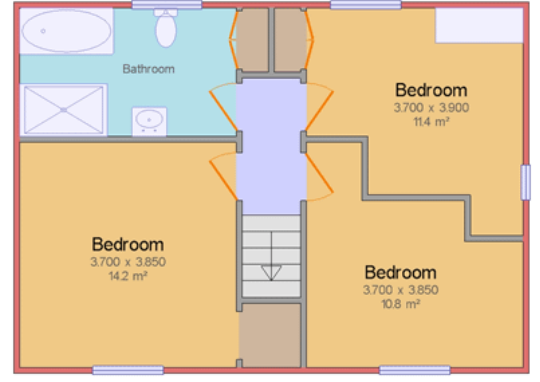




Ground Floor
 Gross internal area: 160.8 m² (1730.4 ft²)
 Gross internal area: 102 m² (House Only)



First Floor
 Gross internal area: 52.9 m² (569.3 ft²)



Drawings are for illustrative purposes only.
 Produced using Quick Sketch 3.17.2w

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
10 CLIXBY KANE, GRASBY

