



# Woodbine Cottage

Narrow Lane, Belchford, Horncastle. LN9 6LE



# Woodbine Cottage, Belchford



A four bedroom family home with varied living accommodation and spacious garden (the plot totalling 0.33 acres, sts) to a private position in the village of Belchford; located in the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty) five miles from the well serviced market town of Horncastle.

Having undergone a scheme of works including new kitchen and en suite bathroom, a handful of works remain outstanding.

## ACCOMMODATION

**Storm Porch** with uPVC obscure double glazed door to:

**Hallway** with staircase up to first floor, built in under stairs storage space, wood effect flooring, radiator, ceiling light and power points. Doors to living room and to:

**Shower Room** having uPVC obscure double glazed window to front aspect; shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Wood effect flooring, radiator and ceiling light.

**Living Room** having uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points. Open doorway to:

**Dining Kitchen** having uPVC double glazed bi-fold doors to rear aspect; a good range of storage units to base and wall levels and kitchen island, circular sink and drainer inset to bevel edged worktop. Induction hob beneath extractor canopy, Zanussi double oven, built in fridge freezer, wood effect flooring, ceiling spotlights and power points. Doors to utility and to:

**Lounge** having uPVC double glazed window to rear and side aspects; wood burning stove inset to tiled surround with slate hearth and oak mantel, carpeted floor, radiator, TV point and power points. UPVC double glazed door to:

**Conservatory** having uPVC double glazed windows to front, side and rear aspects on dwarf brick wall with patio door to side; tiled floor.





**Utility** with uPVC double glazed window to front aspect; a range of storage units to base and wall levels with space and connections for under counter washing machine, dryer and dishwasher, Tiled floor, radiator, ceiling spotlights and power points. Door through to garage.

### First Floor

**Landing** with ceiling light. Doors through to first floor accommodation

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed windows to rear and side aspects enjoying view over the garden; carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**En-suite** having uPVC obscure double glazed window to front aspect; freestanding bath with column tap and shower attachment over, wash hand basin inset to storage unit and low level WC. wood effect flooring, radiator, heated towel rail and ceiling light.

**Shower Room** having shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Wood effect flooring, heated towel rail and light fitting.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; radiator, ceiling light and power points.

### OUTSIDE

The property is approached via the brick paved and gravel driveway providing ample off road parking space for multiple vehicles and access to the **Single Garage** with double vehicle doors to front, personnel door to rear, uPVC double glazed window to side, concrete floor, light and power.

The front garden is laid to lawn with brick paved path running to the front door and gate. Wrapping around the conservatory is a paved patio space which enjoys sunlight throughout the day. The rear garden is laid to lawn with mature trees, shrubs and flowers throughout. This continues to the woodland space to the side and rear, extending the plot to a total of 0.33 acres (sts).

**East Lindsey District Council – Tax band: D**



**ENERGY PERFORMANCE RATING: D**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
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Ground Floor



Floor 1



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