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Service Award

2023 feefo^{co}



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



Ivy Cottage

Toft Hill, Tumby, PE22 7TB

BELL

ROBERT BELL & COMPANY



Ivy Cottage

Ivy Cottage is a three bedroom family home set to an attractive position with rural views and convenient access to Coningsby/Tattershall and Horncastle.

The property, which provides entrance lobby, living room, dining room, kitchen with pantry store; three bedrooms and bathroom, would benefit from a scheme of refurbishment and modernisation.

With front and rear gardens, ample off road parking for multiple vehicles, garage plus lean to garden store, the property will suit the requirements of a range of purchasers

ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed door, radiator, ceiling light and power point. Door through to:

Living Room having uPVC double glazed windows to side and rear aspects; tiled fireplace, radiators, TV point, ceiling light and power points. Open doorway to:

Dining Room having uPVC double glazed window to rear aspect; tiled fireplace with oak surround, radiator, TV and telephone point, ceiling light and power points. uPVC double glazed door to side porch and door to:

Kitchen having uPVC double glazed window to front aspect; a range of storage units to base and wall levels with aluminium sink and drainer, tiles to walls and floor, ceiling light and power points. Door to under stairs storage space. Carpeted staircase up to first floor, open doorway to





Pantry Cupboard with uPVC double glazed window to front aspect; wood effect flooring, shelving and ceiling light.

Side Porch with uPVC double glazed windows to front side and rear, door to rear aspect; power point and door to bedrooms

Bathroom with uPVC obscure double glazed window to front aspect; P shaped bath with shower attachment, tiled surround, pedestal wash hand basin and low level WC. Built in airing cupboard, wood effect flooring, wall mounted towel rail and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; exposed floorboards, radiator, ceiling light and power points. Door to:

Bedroom with uPVC double glazed window to rear aspect; exposed floorboards, built in storage space, radiator, loft access hatch, ceiling light and power points. Door to:

Hallway with carpeted floor, ceiling light. Doors to:

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

OUTSIDE

The property is approached via a gravel track leading to the front parking area and continuing through the front lawn to the front door with hard standing. The gardens are laid to lawn with mature hedging to the boundaries. The front space is populated by a series of established trees whilst the rear remains an open space.

To the west the property enjoys beautiful views over neighbouring arable farmland, with stunning sunsets. There is a timber framed garage and lean to garden store.

Please note the hatched area is not included in the sale, however a Right of Way will be granted, the costs of maintaining the right of way over the hatched area will be shared between the purchaser and the vendor according to user.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: F

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.

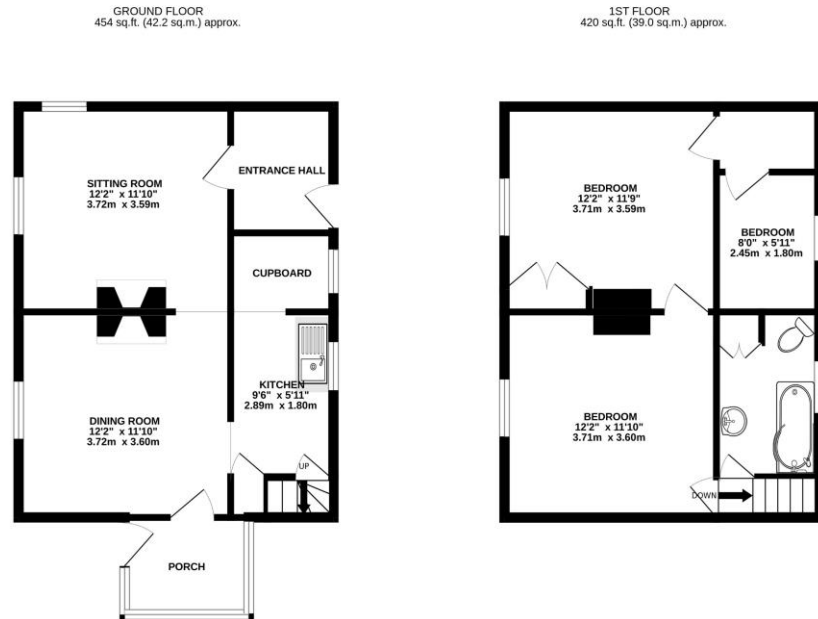
VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

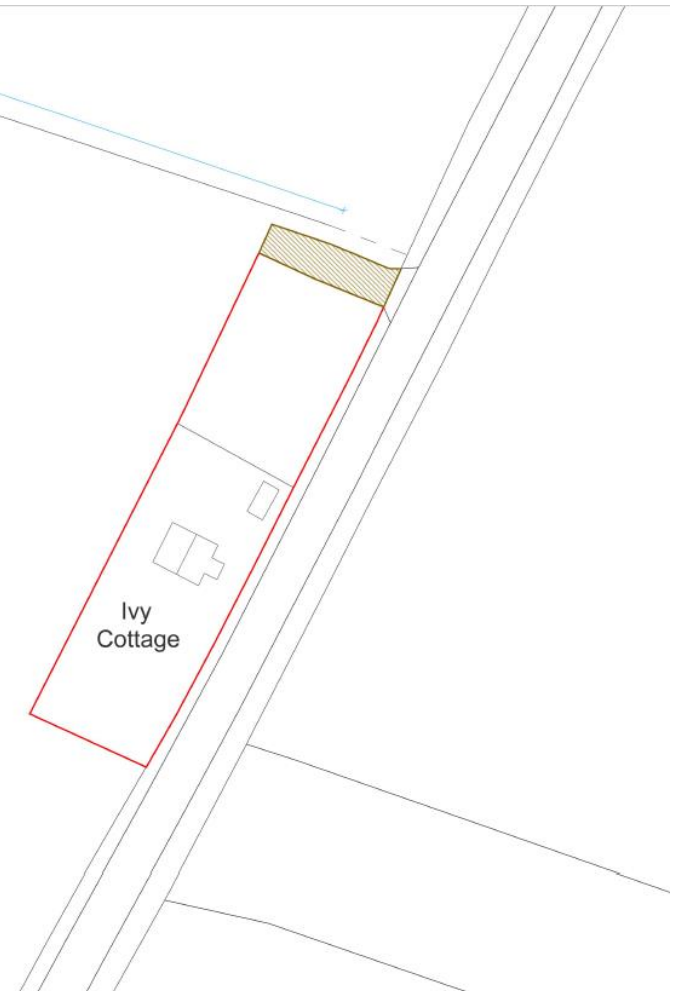
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 14.3.2023



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the actual measurements may vary.



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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