



**BRITISH
PROPERTY
AWARDS**

2023



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**Criffel Cottage, Main Road,
Thimbleby, Horncastle, Lincolnshire. LN9 5RE**

BELL



Criffel Cottage, Thimbleby, Horncastle

Criffel Cottage is a charming two bedroom detached cottage dating from 1850 situated within the conservation area of the sought after village of Thimbleby. The property has the most beautiful South facing rear garden.

The popular village of Thimbleby lies approximately 1 ½ miles west of the Georgian market town of Horncastle with a good range of social, retail and educational facilities. The village is locally known as the gateway to the Lincolnshire Wolds.

ACCOMMODATION

Storm Porch with wooden front entrance door to:

Dining Room having dual aspect ,with wood single glazed window with internal secondary glazing to front, window to rear aspect; built in storage space with alcove shelving and full height cupboard to wall, wood effect flooring, radiator, ceiling light. Carpeted stairs to first floor, open doorway to kitchen and door to:

Living Room having wood single glazed windows with internal secondary glazing to front and rear aspects; wrought iron fireplace with tiled hearth, exposed brick columns and wood mantle, carpeted floor, radiator, ceiling light and TV point.

Kitchen having uPVC double glazed window to side aspect; a good range of modern storage units to base and wall levels, sink and drainer inset to roll edge worktop. Upright fridge-freezer, under counter washing machine, Bosch oven and Neff four ring electric hob. Modern, Worcester oil fired floor standing boiler (with Hive remote control system), tile effect flooring, radiator, ceiling light and power points. Wood obscure double glazed leaded door to rear boot room and door to:





Bathroom having uPVC obscure double glazed windows to side and rear aspects; corner shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Tiled floor, heated towel rail, radiator and ceiling light.

Boot Room with uPVC double glazed window to rear aspect and wood single glazed stable style door to side; tiled floor, radiator and wall light.

First Floor

Landing with carpeted floor, wall lights. Doors to:

Bedroom having wood single glazed window with internal secondary glazing to front aspect, uPVC double glazed oriel window to side; carpeted floor, radiator, ceiling light and power points.

Bedroom having wood single glazed window with internal secondary glazing to front and rear aspects; built in wardrobe space, carpeted floor, radiator, ceiling lights and power points.

OUTSIDE

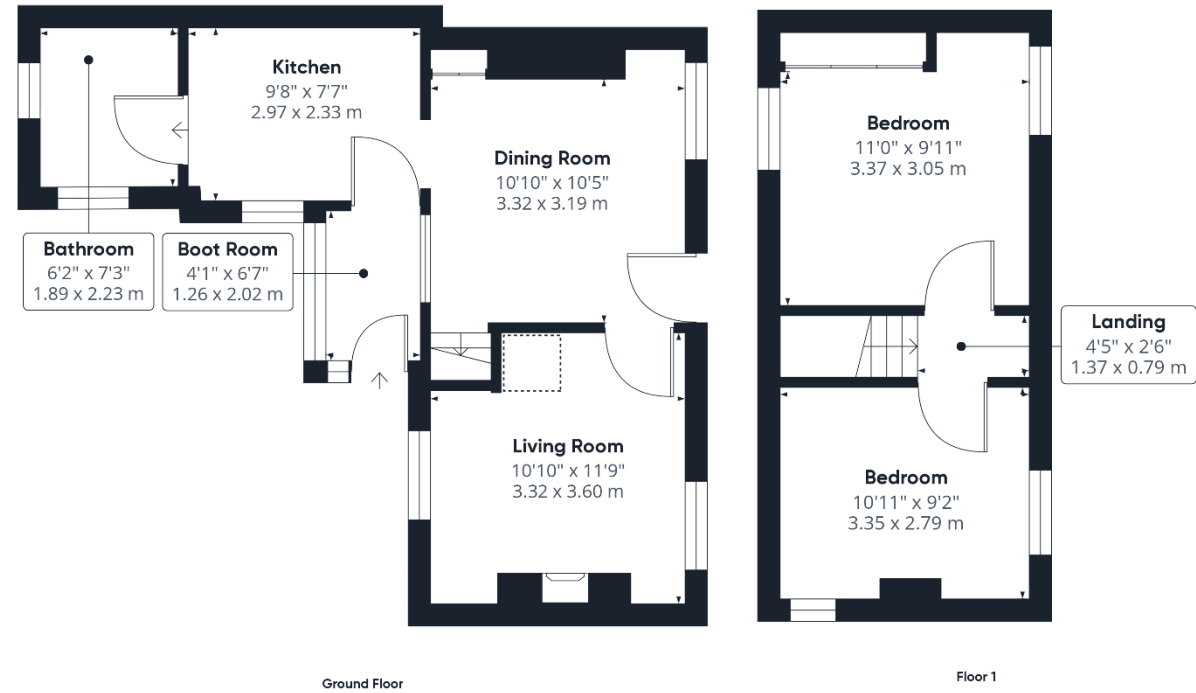
The property is approached at the front through a pedestrian gate to front garden, with a range of established shrubs, hedged boundaries and gravel beds. A gravel driveway extends to the side of the cottage, through vehicle gates and continuing to the rear, providing ample off road parking for multiple vehicles.

The rear garden is laid to lawn with a private paved patio space, surrounded by mature planting and hedgerows, flower beds, specimen trees and shrubs, plus a small pond. The wooden garden shed makes for a handy addition to this space.

The boundaries are contained by hedging to the side and rear; timber fencing and brick wall on the driveway side.

East Lindsey District Council- Tax band: C





ENERGY PERFORMANCE RATING:

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...

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