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PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
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Jubilee Cottage

Main Road, Langton, Horncastle. LN9 5JT

BELL



Jubilee Cottage, Main Road, Langton, Horncastle

Jubilee Cottage is a beautiful four-bedroom semi-detached property, occupying an excellent L-shaped plot with fantastic rural outlooks in the hamlet of Langton, just a short distance and within easy reach of the Georgian market town of Horncastle- with excellent local facilities and educational opportunities.

This property has been modernised and re-decorated throughout, offering spacious accommodation with excellent open living room to dining space; South-facing garden room and a beautiful kitchen. The initial property provides three bedrooms, with a one-bedroom annex located to the side, accessed externally.

The rear garden is separated into lawned and planter spaces, and offers multiple seating areas, looking across the neighbouring pasture land. The front provides a double garage, driveway parking and recently seeded lawns.

Viewing is recommended to fully appreciate the space and layout on offer. In all, the internal living space extends to 1762 sq ft. The property benefits from South-facing, solar panels.

ACCOMMODATION

Entrance Porch having composite double glazed door, single glazed stained glass obscure windows to sides; panelled walls, geometric tiled floor, ceiling light, and multiple power points. Open to:

Hallway having carpeted floor, wood panelling to half height to walls, radiator with box surround and display shelf, spindle and balustrade carpeted staircase to first floor, built in under stairs storage space. Glazed doors to sitting room and kitchen and door to:

Cloakroom comprising low level WC built in to wood panelling to half height to walls, wash hand basin with appropriate tiled splash back, tiled floor, wall light and wood panel ceiling.





Home Office with uPVC double glazed window to front aspect; built in shelves to walls, carpeted floor, radiator, wall light fittings, telephone point and multiple power points. Door to:

Living Room of L-shaped proportions with space to suit a range of layouts as desired; Morsø multi-fuel fire inset to tiled hearth and surround, beneath mantel shelf, built in storage space including open shelves. Carpeted floor, radiators, ceiling spotlight fittings and multiple power points. Open to:

Dining Room having uPVC double glazed window to side aspect; carpeted floor, radiator, wood panelling to wall, ceiling spot light fittings and multiple power points.

Garden Room with uPVC double glazed windows to side and rear and French doors to rear aspect; tile effect floor, ceiling beams, ceiling light and multiple power points. Glazed door to:

Dining Kitchen having uPVC double glazed window to rear aspect: excellent range of storage units to base and wall levels, 1 ½ sink inset to bevel edge Quartz worktop. Stoves range cooker with matching extractor canopy over, space and connections for American style fridge-freezer, integrated dishwasher. Morsø multi-fuel stove on brick stand, tile effect floor, ceiling spot lights and multiple power points. Glazed panel door to side aspect.

First Floor

Gallery Landing with uPVC double glazed window to side aspect; carpeted floor, wood panelling to ceiling and half height to walls, ceiling light. Doors to first floor accommodation.

Bedroom 3 having uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling lights, access to loft space and multiple power points.

Bedroom 2 having uPVC double glazed window to front aspect with open rural views; carpeted floor, radiator, built in wardrobe and storage space, ceiling spotlight fittings and multiple power points.

Bedroom 1 having uPVC double glazed windows to rear aspect enjoying south-facing open rural views; carpeted floor,





radiator, built in wardrobe and storage space, wall and ceiling lights and multiple power points.

Family Bathroom with uPVC double glazed window to rear aspect, enjoying southerly rural views. P-shaped bath with Mira Sport shower over and pivoting screen; wash hand basin set to storage unit and low level WC to corner. Built in airing cupboard, radiator with wall mounted towel rail over, heated towel rail to wall, wood panelling to ceiling, ceiling spot light fittings, extractor fan, wall tiles and mosaic tile effect floor.

ANNEX

Accessed from the side through wood obscure single glazed door; wood panel floor, leading to tiled area and then carpet.

Kitchen Area comprising a good range of storage to wall and floor. Circular sink and drainer inset to wood worktop with appropriate splash back tiling. Oven and grill with four ring hob over, built in fridge, ceiling spot light fittings.

Living Area with uPVC double glazed bay window to front aspect; Morsø multi-fuel fire with exposed tile hearth and surround, inset to wide fireplace with reclaimed pine overmantel, carpeted floor, ample built in storage space alongside fireplace, flanking the windows. Open to...

Bedroom Area with wood panelling to walls, wall light fitting, ceiling spot light fittings, exposed ceiling beams and multiple power points. Sliding door through to



En suite Shower Room having coal scuttle formed to create a wash basin with taps over to corner, with appropriate splash back surface, shower cubicle with Triton T80si electric shower over, spot light to ceiling and tiled wall. Wood panelling to half height, radiator with towel rail attachment, alcove storage shelf to wall, corner low level WC, tiled floor, extractor fan and spot lights to wood panelled ceiling.

Approximate total area⁽¹⁾

2073.33 ft²

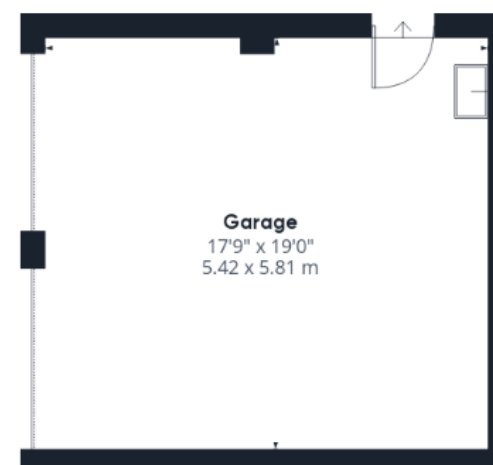
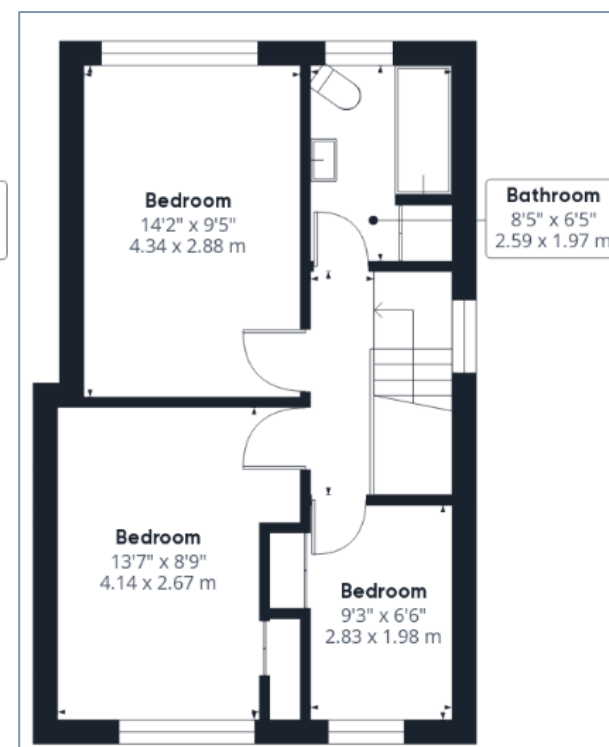
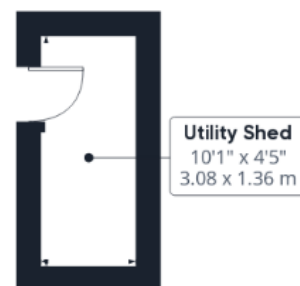
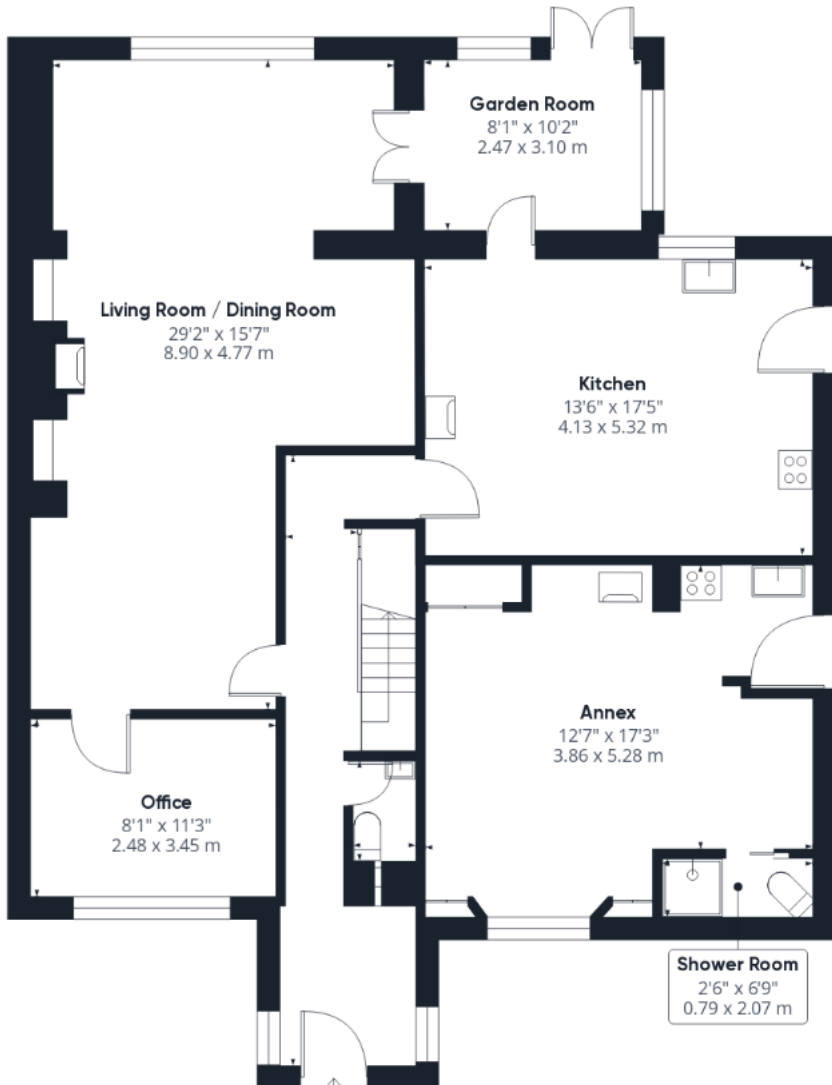
192.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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OUTSIDE

The property is approached via a concrete driveway, leading to brick paved parking spaces in front of the Double Garage- with up and over doors, ceiling lights, multiple power points and wood personnel door to side.

The front garden is laid to newly seeded lawns and shrubs, bordered by hedging to the sides. From the driveway runs a path with pot mosaic decoration leading to the front door, and to the side sits a cobbled seating area with further planting space.

Alongside the garage is a timber shed and grassed area with shrubs, and laurel hedging to the front. Leading from the side of the property is a brick wall dividing the front and rear gardens, with wood door beneath archway leading through to the side space. This area is laid to stone and brick edge gravel pathways, leading to kitchen, annex, bin storage space; with curved hedge-edged planting space. To the side is a timber framed utility shed, with light to ceiling, multiple power points, space and connections for washing machine. The path continues to a circular seating area leading to steps down to the rear garden- which enjoys southerly views across the surrounding rural landscape.

The rear space is divided into three parts. Firstly, leading off the garden room is a timber decked veranda area, stepping down to lawn space with mature established planter beside. Timber fencing contains the rear and side, with a conifer hedging growing above the fence to the side. The lawn weaves beneath a wooden pergola to the second lawned area, with timber framed summer house with light and power, further concrete seating area and with a range of established trees, alongside further planting space and again enjoying southerly rural views beyond. There is an outside tap and lights to the base of the gravelled seating area.

Leading through a four-arched conifer hedge are the paved pathways which criss-cross the vegetable garden area to the rear, laid to planting beds and lawn space with mature apple trees forming archway. Timber framed garden store, a further shed and greenhouse plus compost heap sits alongside the side boundary- also consisting of hedging.

ENERGY PERFORMANCE RATING: D

East Lindsey District Council – Tax Band: B

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. There is a private shared drainage system

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