



**New Cottage**  
Stockwith Lane, Ulceby, Alford, Lincolnshire. LNI3 0HD

**BELL**



New Cottage is a beautiful hill-side property enjoying stunning field side views – being within the Lincolnshire Wolds National Landscape. With a contemporary feel throughout the property provides two double bedrooms plus a smaller third; the ground floor offering a South-facing lounge, kitchen, utility store and conservatory. The property is complete with gardens to the front and rear, road-side parking and a timber store with power connected.

Services, amenities and primary and secondary schooling are available in the nearby market towns of Alford (four miles away) and Spilsby (five).

#### ACCOMMODATION

**Hallway** with composite double glazed side entrance door, carpeted stairs with hand rail to first floor with built in under stairs storage space, tile effect flooring, radiator and ceiling light. Door to utility cupboard with space and connections for washing machine, doors to kitchen and to:

**Lounge** having uPVC double glazed window to front aspect; log burning stove to exposed brick surround with slate hearth and oak style mantle, wood flooring, TV point, ceiling light and power points.

**Kitchen** having wood double glazed window to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connection for under counter appliance and upright fridge-freezer, Kenwood oven and hob beneath extractor canopy. Wood flooring, radiator, ceiling light and power points. uPVC double glazed patio door to:

**Conservatory** having uPVC double glazed windows to side and rear, French doors to side aspect; tile effect flooring, roll edge worktop with storage units and space and connection for dryer beneath, radiator, ceiling lights and power points.

#### First Floor

**Landing** with wood window to side aspect; carpeted floor and ceiling light. Doors to first floor accommodation.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; P shaped bath with monsoon and regular shower heads over, wash hand basin to storage unit and low level WC. Wood effect flooring, heated towel rail, open storage shelves to alcove and ceiling spotlights.





**Bedroom 1** with uPVC double glazed window to rear aspect; wood flooring, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front aspect; wood flooring, built in, mirror fronted wardrobe, radiator, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to front aspect; wood flooring, radiator, ceiling light and power points.

## OUTSIDE

The property is approached up paved steps and through pedestrian gate to the front garden - laid to lawn. The path continues to the side boiler store with external access door, and front door, flanked by useful gravelled storage space.

The rear garden is laid to lawn, with a timber decking space stood behind the large **Store / Outbuilding** with power connected. The boundaries are contained by mixed timber fencing, with the front roadside hedged and providing verge-side parking space in front of the property.

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

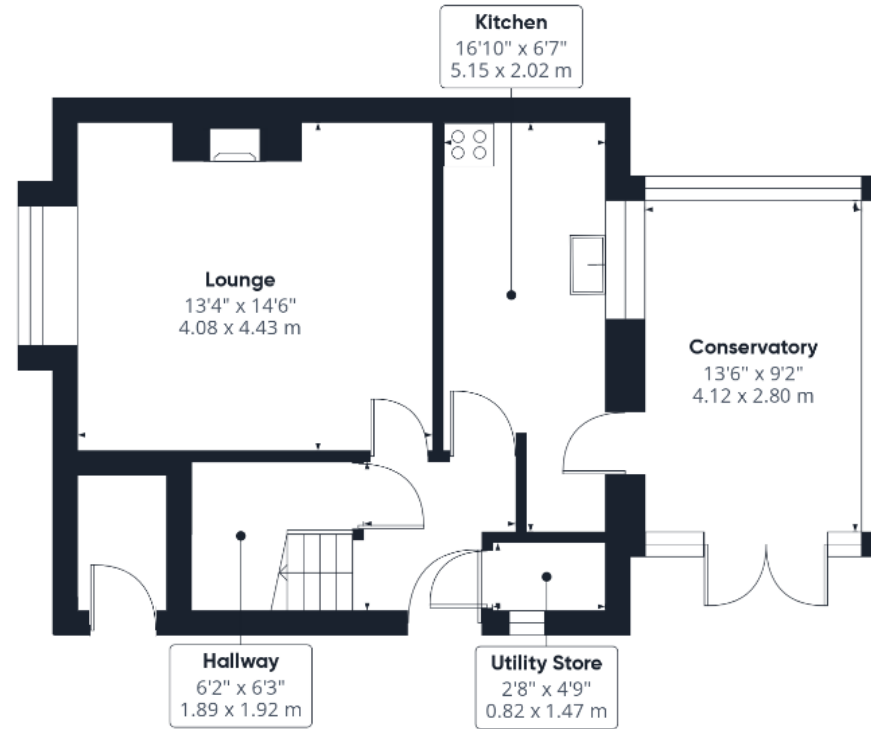
**ENERGY PERFORMANCE RATING: tbc**

**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](mailto:horncastle@robert-bell.org);  
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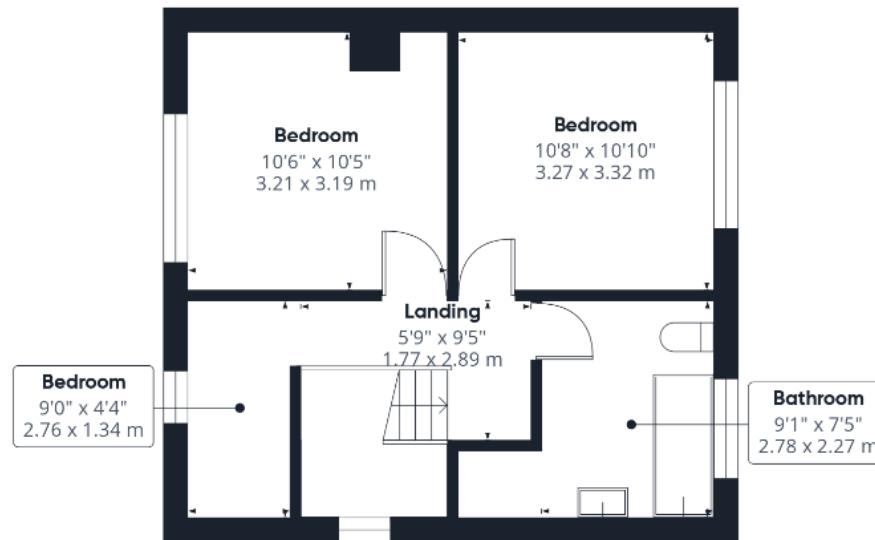
**Approximate total area<sup>(1)</sup>**

913 ft<sup>2</sup>  
84.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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