



Hickson Cottage
New End, Hemingby, Horncastle. LN9 5QQ

BELL



Hickson Cottage

New End, Hemingby

NO ONWARD CHAIN! Hickson Cottage is a spacious, four-bedroom family home; with twin reception spaces and a long kitchen. Semi-detached, the property is entered through a wide hall, with hybrid utility / wet room ideal for accessibility or pets. Located on a no-through road, the house is complete with gravel driveway parking, and a courtyard style rear garden with patio and lawned space.

Hemingby is a small rural village situated in the valley of the River Bain, approximately 3 miles north of the market town of Horncastle – home to a full range of services, amenities and schooling. The village has its own public house and village hall.

ACCOMMODATION

Hallway having uPVC double glazed door with windows alongside, tile effect flooring, carpeted stairs with pine spindle and balustrade to first floor, radiator, wall light and power points. Doors to utility, storage cupboard and:

Kitchen having uPVC double glazed window to front, window to side; a good range of storage units to base and wall levels including glazed shelving, Leisure sink and drainer to roll edge worktop, space and connections for under counter appliance, Rangemaster leisure cooker beneath Neff canopy. Tile effect flooring, door to pantry cupboard, Wallstar oil fired boiler, radiator and ceiling spotlights. Door to:



Dining Room / Office / Snug with uPVC double glazed French doors to rear aspect; tiled floor, alcove pine shelving, radiator, lights to ceiling and walls and power points. Door to:

Living Room having uPVC double glazed bay window to rear aspect; brick and tile fireplace with log burner inset, pine mantle, TV stand/point with shelf alongside, carpeted floor, radiator, wall lights and power points.

Utility being a hybrid space with large Wetroom area having uPVC double glazed windows to front and side aspects; sink and drainer to roll edge worktop surface, series of storage units to base level with space and connections for under counter washing machine and further appliances. Low level WC, pedestal wash hand basin, electric AKW shower, wetroom flooring and ceiling spotlights.

First Floor

Gallery Landing with carpeted floor, open shelving to wall and ceiling lights. Doors to first floor accommodation.

Bathroom having uPVC double glazed window to front aspect; bath with wood panel surround, tiled shower cubicle with Triton electric shower over, pedestal wash hand basin and low level WC. Built in airing cupboard, vinyl flooring, radiator and ceiling light.

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

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

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

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





OUTSIDE

The property is approached via a stone chipped driveway, with lawned space alongside, to the front.

The rear garden is laid to paved patio to the rear, leading off the French doors; with lawned space down the side. Gravel beds sit before the boundary wall, with timber fencing containing one side. To the other side is a lean-to store and a path with gate to the front, making the rear a child and pet friendly, secure space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D
Oil fired heating -mains water, electric. LPG for Rangemaster

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.

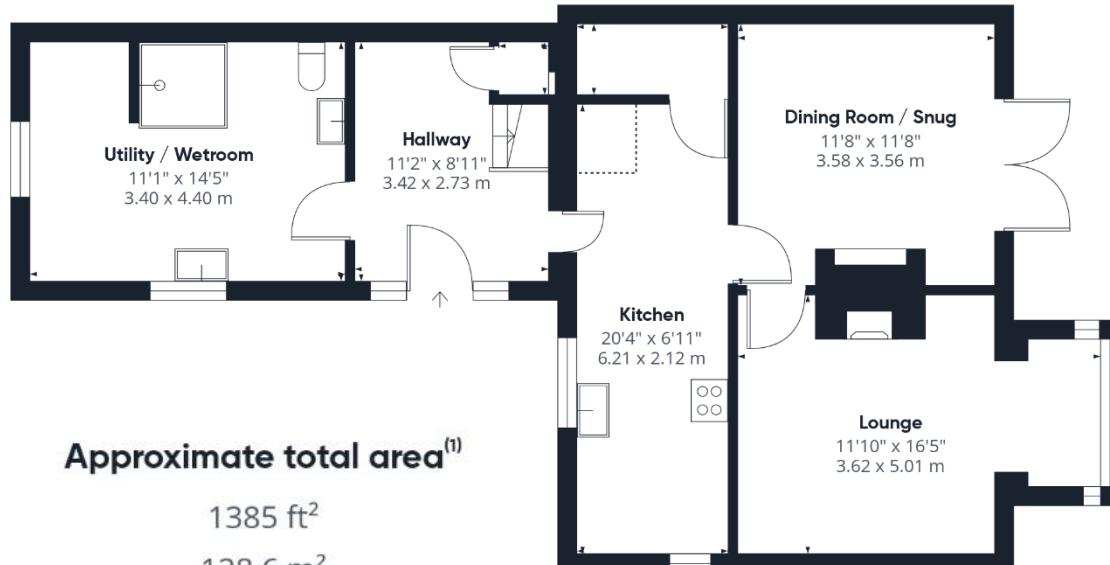
VIEWING: By arrangement with the agent's Horncastle Office

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Approximate total area⁽¹⁾

1385 ft²

128.6 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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DISCLAIMER

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