



The Elms

Coldharbour Lane, Carrington, Boston, Lincolnshire PE22 7JF

£175,000
NO ONWARD CHAIN

BELL



The Elms

Coldharbour Lane, Carrington PE22 7JF

Lincoln – 28 miles

Grantham – 38 miles with East Coast rail link to London

Boston – 8 miles

(Distances are approximate)

A three bedroom semi-detached house pleasantly situated to a rural position. Internally the property is enhanced by stylish kitchen and dual aspect living room. Outside there is lawned gardens, timber workshop and ample off-street parking. A feature of this property is its most appealing far reaching views over rural Lincolnshire. The shopping, social and educational facilities can be found within the Georgian market town of Boston and the well serviced villages of Coningsby and Tattershall.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Utility Room

With fitted worksurface to one wall over base units and space with plumbing for washing machine. There is an electric panel heater, power points and uPVC door to:

Entrance Lobby

Having staircase to the first floor, wood effect flooring, radiator, coved ceiling, radiator and door to:

Living Room

A dual aspect room with traditional open fire set to open brick surround, stone hearth and timber mantle. There is a radiator, television aerial point and power points.





Kitchen

Overlooking the rear garden and having a stylish range of fitted units comprising one and a half sink drainer inset to work surface with in-built chopping board, over base units including integral fridge and freezer. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, wood effect flooring, radiator, ceiling spot lights, power points and door to:

Rear Lobby

With wood paneling to dado rail, wood effect flooring and door to:

Bathroom

With a white suite comprising paneled bath having shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, radiator, coved ceiling, decorative wall tiling and extractor fan.

First Floor

Via a split-level half landing to:

Landing

With access to roof space, overhead storage cupboard, power point and door to:

Bedroom 1

With views from the front over open countryside and having coved ceiling, dado rail, television aerial point, radiator and power points.

Bedroom 2

Overlooking the rear garden and open countryside beyond and having built-in airing cupboard, coved ceiling, radiator and power points.

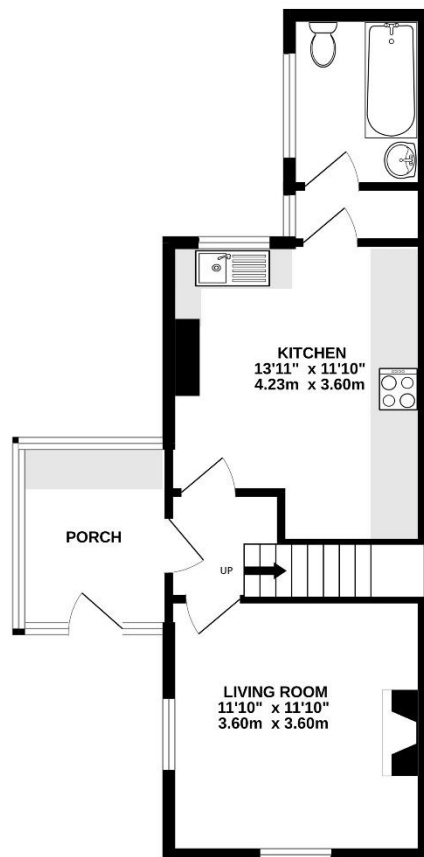
Bedroom 3

With views from the side of the property and having coved ceiling, radiator and power points.

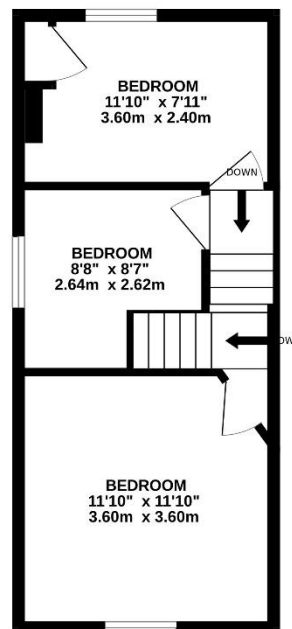
Outside

The property is approached over a gravelled driveway providing off-street parking with the remaining front garden laid to lawn. The rear garden is predominantly laid to lawn with **Timber Workshop 23' 0" x 7' 8" (7.01m x 2.34m)** and small **Brick Outbuilding approx. 6' 0" x 6' 0" (1.83m x 1.83m)**.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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East Lindsey District Council – Tax band: A
EPC Rating: E

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 Woodhall Spa Office.

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