



The Cottage

Old Fen Lane, Scrub Hill, Lincoln, Lincolnshire LN4 4XD

£395,000

BELL



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Lincoln – 25 miles

Grantham – 35 miles with East Coast rail link to London

Boston – 11 miles

(Distances are approximate)

The Cottage is a characterful detached family home, modernised and extended in recent years, providing versatile accommodation and set to stunning grounds, with a south-facing flower garden and successful fruit and vegetable spaces. Providing up to four bedrooms, including an excellent master with en suite, the property boasts a front sitting room, open-plan dining kitchen (with reception room if desired), utility, cloakroom and flexible snug/study to the ground floor. Complete with garage, storage and workshop spaces to the outbuilding, and driveway parking, a viewing is essential to enjoy the charming accommodation on offer.

Accommodation

Entered into the front through a wooden door into:

Entrance Vestibule

With uPVC double glazed arched window to front, light to wall and wooden double glazed obscure door to:

Sitting Room 21' 3" x 12' 0" (6.47m x 3.65m)

With uPVC double glazed windows to front and having lights to walls and multifuel stove to tiled stand beneath wooden overmantle. There is a television point, multiple power points, radiators, wooden doors to snug/office and to:

Dining Kitchen 19' 2" x 11' 8" (5.84m x 3.55m)

With uPVC double glazed windows to front and rear and French doors to side. There are spot lights over kitchen and ceiling light above dining space and having an excellent range of modern storage units to base levels plus breakfast bar and bevel edge wooden worktops. There is a ceramic 1 1/2 sink and drainer, classic 90 deluxe range cooker and induction hob beneath extractor canopy.





There is an integrated dishwasher, wood effect flooring, television point, multiple power points, radiator and open doorway to:

Utility Room 11' 6" x 7' 9" (3.50m x 2.36m)

With uPVC double glazed window to rear and having storage units to base and wall levels plus full height pantry cupboards, roll edge worktop with space and connections beneath for washing machine, dryer and fridge and freezer. There are multiple power points, tile effect flooring, open doorways to office/snug and rear lobby, with door to rear garden and wooden door to:

Cloakroom

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit, radiator and tile effect flooring.

Snug/Study 8' 0" x 7' 6" (2.44m x 2.28m)

With uPVC double glazed window to rear and having tiled flooring, radiator and multiple power points. There is an open doorway to storage space housing floor standing oil fired Warmflow boiler.

First Floor

Landing

With wooden doors to bathroom and bedrooms.

Master Bedroom 12' 5" x 11' 7" (3.78m x 3.53m) max

With uPVC double glazed windows to front and side, radiator, multiple power points and wooden door to:

En-Suite Shower Room 11' 8" x 6' 5" (3.55m x 1.95m)

With uPVC double glazed obscure window to side and having low-level WC, pedestal sink and shower cubicle with tiled surround, monsoon and regular heads over. There is tiled flooring and radiator.

Family Bathroom 8' 6" x 7' 4" (2.59m x 2.23m)

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit and bath with shower over, tiled surround and alcove storage shelf. There is further shelving, heated towel rail and tile effect flooring.

Bedroom 4/Office 11' 9" x 7' 4" (3.58m x 2.23m)

With uPVC double glazed window to side, light to wall, radiator and multiple power points.

Bedroom 2 12' 3" x 10' 6" (3.73m x 3.20m) max

With uPVC double glazed window to front, radiator and multiple power points.





Bedroom 3 10' 3" x 9' 5" (3.12m x 2.87m)

With uPVC double glazed window to front, radiator, multiple power points and loft access hatch.

Outside

The property is approached to the front over a driveway providing parking and turnaround space for multiple vehicles. This continues to the first of a three-strong useful spaces in the brick and tile outbuilding: **Garage 8' 0" x 12' 4" (2.44m x 3.76m)** with EV charger; **Store 8' 10" x 12' 4" (2.69m x 3.76m)** and **Workshop 14' 6" x 12' 4" (4.42m x 3.76m)**, all with light and power.

The front garden, with pedestrian gate to Old Fen Lane and gate through to the driveway, laid to lawn with a contemporary pergola to the centre and beautiful, mature beds throughout boasting a wide range of flowers, shrubs and flourishing grape vines. Contained by hedging, the garden faces south.

To the side of the property is further garden space, lawned, with a series of sleeper edge-planters hosting various fruits and vegetables, and a series of successful fruit trees. To the rear stands a timber framed shed and chicken run, with the fenced off rear garden offering kennel/store and artificial turf.

Further Information

Mains electricity & water. Oil fired central heating. Drainage to a private system. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

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. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

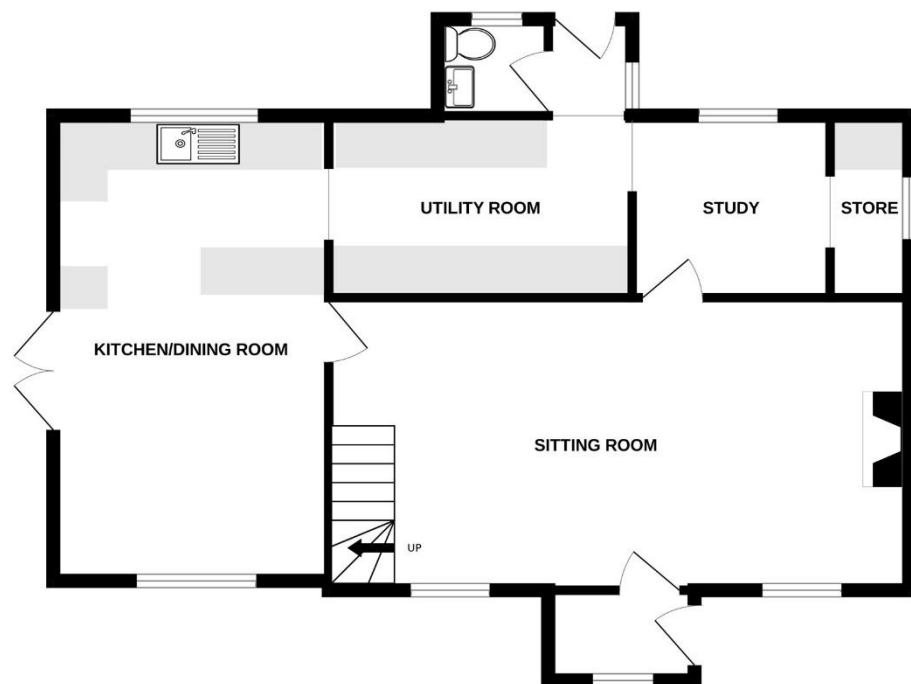
Website: <http://www.robert-bell.org>

Brochure prepared 15.07.2025

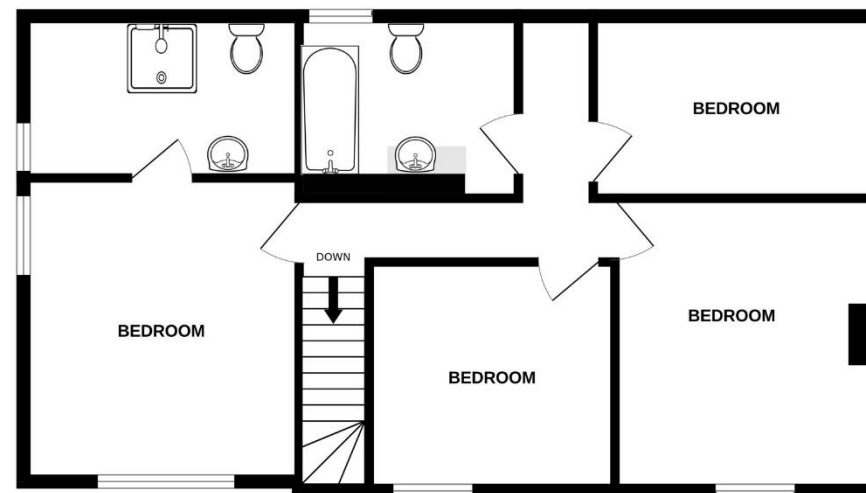




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

