



Apple Tree Cottage

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

£285,000

BELL

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An exceptionally well-presented detached bungalow providing a wide range of flexible accommodation including dual aspect living room, stylish kitchen and conservatory. Outside the property is enhanced by attractive gardens with ample off-street parking, space to the rear for two caravans/motorhomes with electrical hook ups and a superb detached outbuilding providing garage, workshop and W.C. The well serviced villages of Coningsby and Tattershall are both a short drive away.

Accommodation

Entered into the side through uPVC double glazed obscure door into:

Front Porch with uPVC double glazed obscure windows to sides and front; wood effect flooring and door to:

Hallway with loft access hatch, radiator, built-in storage space and power points. Doors to accommodation including:

Living/Dining Room with uPVC glazed window to front and side; LPG gas fired fireplace to stone style stand, radiators, TV point, power points, uPVC double glazed French doors to rear and to:

Conservatory having uPVC double glazed windows to side and rear; pitched roof, tile effect flooring, radiator and power points. uPVC double glazed door to:

Kitchen having uPVC double glazed window to rear; modern storage units to base and wall levels, 1½ bowl sink and drainer to roll edge worktop, oven and four ring hob beneath extractor canopy and space and connections for upright fridge-freezer. There is tile effect flooring and column radiator.

Shower Room having uPVC double glazed obscure window to rear; corner shower cubicle with monsoon and regular heads over, low-level WC and pedestal wash hand basin. There is wood effect flooring with underfloor heating and heated towel rail.





Office/Bedroom 3 with uPVC double glazed window to rear and having radiator, multiple power points and wooden door to garage.

Main Bedroom with uPVC double glazed window to front, radiator and power points.

Bedroom 2 with uPVC double glazed window to front and having built-in wardrobe storage space, radiator and power points.

Outside

The property is approached over a gravelled driveway through an electric five bar gate to ample parking and further parking area for two caravans/motorhomes with electrical hook up. To the opposite side is a second driveway providing parking and leads to **Attached Garage**, with electric up and over door, power, lighting and door to **Utility** with uPVC double glazed windows to side and rear; space and connections for washing machine beneath square edge worktop, further space for dishwasher and vented dryer. There is wood effect flooring, ceiling light, power points and obscure patio door to side aspect. The remaining front garden is laid to lawn. The rear garden enjoys a far-reaching view over the open Lincolnshire countryside and is predominantly laid to lawn with decorative shrubs to borders and vegetable plots and has a superb **Detached Outbuilding** providing **Garage** with electric up and over door, power, lighting and door to **Workshop** with views over the rear garden, cast iron stove, power, lighting, service door to side and door to **WC** with a low-level WC and wash hand basin. With its position this outbuilding provides an excellent possibility to work from home or business opportunity subject to necessary consents.



East Lindsey District Council – Tax band: C

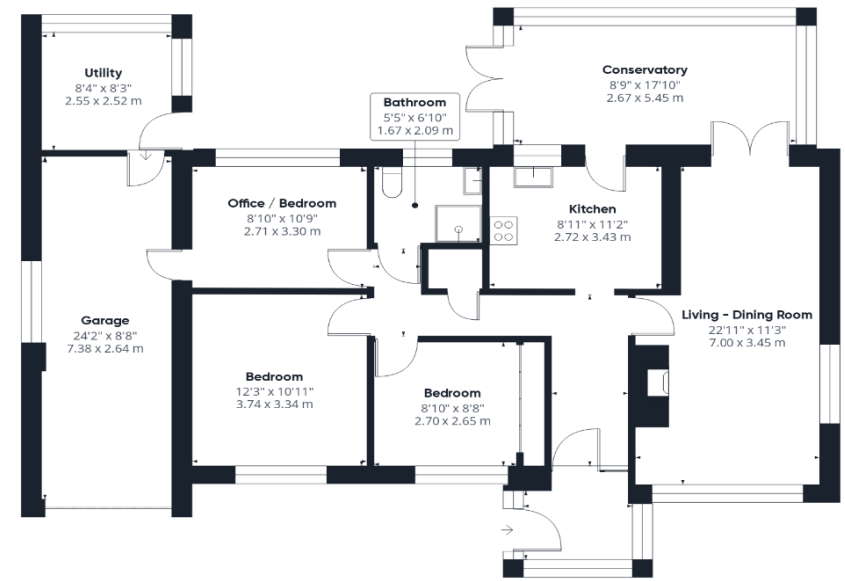
ENERGY PERFORMANCE RATING: E

Mains Water, Electric LPG Heating, Private Drainage

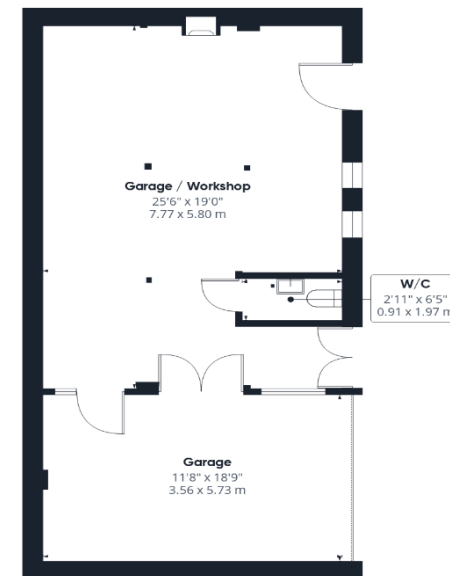
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa office
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Ground Floor Building 1



Ground Floor Building 2

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