



# CHOICE PROPERTIES

*Estate Agents*

1 Rectory Cottage Church Lane,  
South Thoresby, LN13 0AS  
Reduced To £196,000



**\*\*REDUCED FROM £225,000 TO £196,000\*\*** Located within the Lincolnshire Wolds (Area of Outstanding Beauty) and tucked away in the peaceful and idyllic village of South Thoresby, Choice Properties are delighted to present to you this rare opportunity to acquire an attractive country cottage. Only a short distance from the neighbouring market towns of Alford and Louth, and sitting adjacent to 2 public footpaths leading to the Swaby valley and the village of Belleau we highly recommend viewing this most charming home at your earliest opportunity.

Access to the property is provided by a 'right of way' across the neighbours' driveway which provides vehicular access to the driveway of 1 Rectory Cottage. This lovely home benefits from UPVC Double Glazing throughout and Part Central Heating/Part Storage Heating and internally consists of :-

### **Entrance Porch**

With Front Entrance Door. Power Points. Plumber for Washing Machine. Door leading to :

### **Utility / Pantry**

5'9" x 4'11"

Ample shelving and storage.

### **Kitchen**

13'11" x 7'8"

Wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Partly tiled walls. Space for cooker with extractor hood over. Radiator. Power Points. Under stairs Storage. Staircase to Landing.

### **Lounge/Dining Room**

13'11" x 12'0"

With Square Bay Window. Feature brick fireplace housing inset multi fuel burner with back boiler which supplies the radiators. Power Points. Double opening doors to patio area. Storage Heater. Door to :-

### **Ground Floor Bedroom 2**

13'11" x 10'7"

Storage Radiator. Power Points. Double opening doors leading on to the garden.

### **Landing**

Fitted Storage/Airing cupboard.

### **Bedroom 1**

13'11" x 12'4"

Radiator. Power Points. Built in wardrobes.

### **Bathroom**

With panelled bath with shower over, pedestal wash hand basin and push button flush WC. Heated towel radiator.

### **Driveway**

Gravelled space allowing parking for 1 vehicle.

### **Garage**

With up and over door.

### **Timber Built Office**

Power Points. Telephone point.

### **Gardens**

The property stands in well stocked easily maintainable gardens featuring a gravelled/paved area ideal for entertaining, the garden stretches around the side of the property to a super little seating area which enjoys beautiful views over open countryside.

### **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable for 2021/22 is £1,188.14

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an Offer**

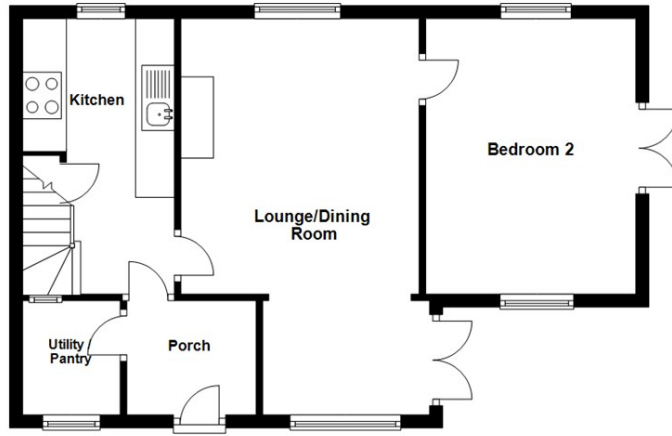
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

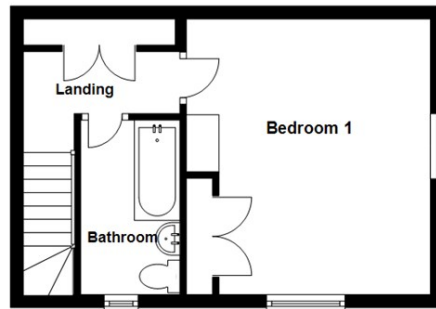




**Ground Floor**



**First Floor**



# Directions

Enter the postcode LN13 0AS into your postcode which will direct you into Church Lane in South Thoresby, approach the Church and as you face the Church No 1 Rectory Cottages is just to your left For Viewing purposes (by appointment only.) Parking is available in the lay by to the right hand side of the Church.

