



CHOICE PROPERTIES

Estate Agents

Hope Cottage Authorpe Road,
South Reston, LN11 8JJ

Price £330,000



Welcome to this charming property located on Authorpe Road in the picturesque village of South Reston. This spacious detached cottage boasts four bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by two reception rooms full of character, offering a warm and inviting atmosphere for entertaining guests or simply relaxing with your loved ones. The property features a four piece bathroom, ensuring convenience for all residents.

One of the highlights of this cottage is its open views over the beautiful farmland, providing a tranquil and scenic backdrop to your everyday life. Additionally, the property comes with a large garage/workshop, offering ample space for storage, hobbies.

Offering character and a flexible layout throughout, this impressive and well presented accommodation has the benefit of Oil fired central heating and UPVC double glazing. Internally the accommodation comprises:-

Entrance Hall

6'11" x 11'1"

Vaulted ceiling. Tiled floor. Fitted storage cupboard.

Utility Area

8'9" x 9'6"

Radiator. Oil combination boiler which supplies the central heating and hot water. Programmer controls. Fitted storage cupboards with work surfaces over. Part tiled walls.

WC

With w.c. and wash hand basin. Part panelled walls.

Inner Hallway

5'8" x 11'11"

Radiator. Staircase to the first floor landing. Double doors to the conservatory.

Lounge

17'8" x 12'1"

Radiator. Open fire set in feature timber surround.

Sitting Room

11'8" x 11'11"

Multi fuel burner set in feature timber surround with stone hearth. Radiator.

Kitchen

8'9" x 11'11"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and gas hob. Radiator. Part tiled walls. Tiled floor. Double opening doors leading out to the rear garden.

Conservatory

10'6" x 12'1"

Radiator. Double opening doors leading out to the rear garden.

Landing

Bedroom 1

17'5" x 10'11"

Radiator. Fitted wardrobes. Loft access.

Bedroom 2

10'2" x 12'1"

Radiator.

Bedroom 3

8'5" x 11'11"

Radiator.

Bedroom 4

8'2" x 8'8"

Radiator.

Bathroom

7'2" x 9'5"

With four piece white suite which consists of a roll top bath, shower enclosure with electric shower, wash hand basin and w.c. Radiator. Part tiled and part panelled walls. Extractor fan. Spot lighting.

Driveway

Spacious gravelled driveway with double opening gates to the front.

Garage/Workshop

19'8" x 16'4"

With up and over door. Power and lighting.

Gardens

To the front of the property is a paved path with feature planting. To the side/rear is a lawned garden with artificial grass section which is privately enclosed.

Tenure

Freehold

Council Tax

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

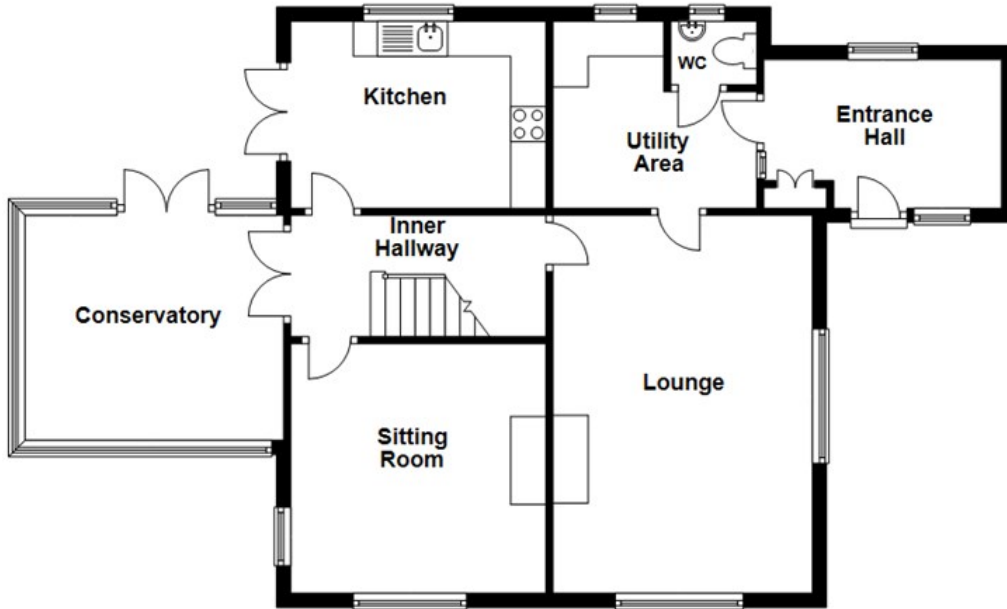






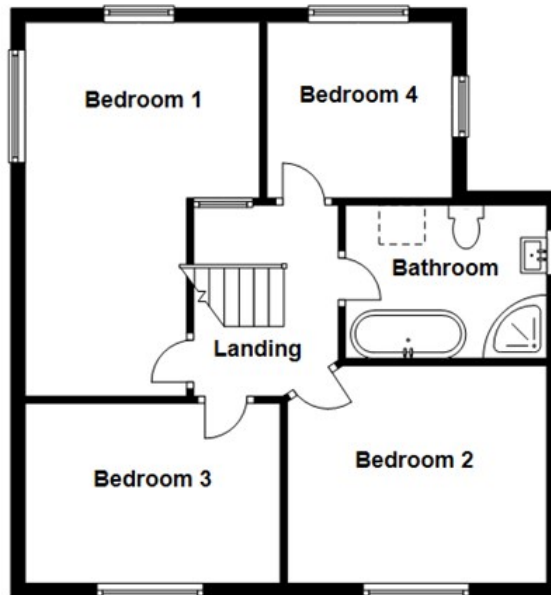
Ground Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 133.4 sq. metres (1435.9 sq. feet)

Directions

As you enter the village the village of South Reston, go past the Wagon and Horses which is located on the left hand side. Continue down the road and as you reach the bend turn right at the junction. Hope cottage can be found on your right hand side.

