



# CHOICE PROPERTIES

*Estate Agents*

Butter Bump Cottage ,  
Bonthorpe, LN13 9TE

Guide Price £400,000



Choice Properties are delighted to bring to market this idyllic four bedroom detached cottage located on Cumberworth Road situated in the peaceful rural village of Bonthorpe. The interior is completed to a high specification whilst still maintaining much of its original charm and features an open plan kitchen/living/dining room, a living room, a family bathroom, four bedrooms, a downstairs wc and a utility room. To the exterior, the property boasts a beautifully maintained garden which provides extensive countryside views to both the front and rear, an attached brick built garage, and a driveway. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and UPVC double glazing, the generously proportioned and abundantly bright internal living accommodation comprises:-

### **Hallway**

9'1 x 3'10

With composite entrance door. Radiator. Cottage style door to the downstairs wc and the open plan kitchen/living/dining room

### **Open Plan Kitchen/Living/Dining Room**

28'5 x 14'9

Fitted with wall and base units with oak worksurfaces over. One bowl ceramic sink with drainer and chrome mixer tap. Four ring induction hob. Twin integral oven. Part tiled walls. Space for dishwasher. Space for fridge freezer. Space for dining room table. Log burner set into large fireplace with tiled hearth and brick surround. Beamed ceilings. uPVC windows to three aspects. Two radiators. Power points with USB adaptability. Thermostat. uPVC door leading to garden. Cottage style door leading to living room.

### **Living Room**

20'6 x 17'0

Fitted with a log burner set into fire place with quartz hearth. Staircase leading to first floor landing. uPVC French doors leading to decked garden area. Dual aspect uPVC windows. Radiator. Power points. Tv aerial point.

### **WC**

13'1 x 6'1

Fitted with a push flush wc and a wash hand basin set over vanity unit. Chrome heated towel rail. Consumer unit. Plumbing for washing machine with oak worksurface over. 'Warmflow' oil boiler. Wall mounted storage cupboard. Power points.

### **Utility**

6'5 x 15'10

Power points. Space for dryer. Upvc window to rear aspect. Stable door leading to patio.

### **Landing**

2'11 x 20'3

Cottage style doors to all first floor rooms. uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 1**

11'9 x 15'11

Double bedroom with two fitted wardrobes. Dual aspect uPVC windows. Access to loft via loft hatch. Radiator. Power points.

### **Bedroom 2**

11'10 x 13'11

Double bedroom with large uPVC window to front aspect. Access to loft via loft hatch. Radiator. Power points.

### **Bedroom 3**

16'4 x 12'3

Double bedroom with built in wardrobe. uPVC window to rear aspect providing countryside views. Radiator. Power points.

### **Bedroom 4**

11'3 x 13'9

Double bedroom with built in storage cupboard. uPVC to side aspect. Under eaves storage. Radiator. Power points.

## **Bathroom**

7'9 x 10'9

Fitted with a four piece suite comprising of panelled double ended bath with tiled splash back, walk in shower with traditional and rainfall shower attachment, wash hand basin set over vanity unit, and a push flush wc. Chrome heated towel rail. Radiator. Part tiled walls. uPVC to rear aspect. Extractor.

## **Garage**

Brick built attached garage with up and over garage door and uPVC windows to side aspect.

## **Gardens**

The property benefits from beautifully maintained garden to the rear of the property which has extensive countryside views which extend over open fields. The garden is comprised of three sections with the first being a decking area which is ideal for outdoor seating and is encircled by a range of colourful mature plants, trees, and shrubs. The second section is a patio area which again can be used for outdoor seating. The final section is the generously sized laid to lawn area. Also present in the garden are two timber built storage sheds and the oil tank.

## **Driveway**

Concrete driveway providing off the road parking for a large vehicle.

## **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 C

## **Viewing Arrangments**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening Hours**

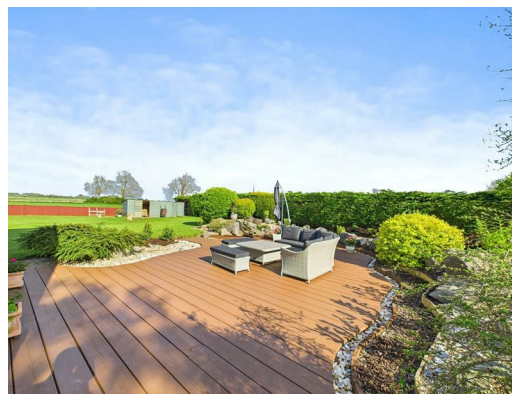
Monday - Friday: 9am - 5pm  
Saturday: 9am - 3pm

## **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 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.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1807 ft<sup>2</sup>

Reduced headroom

91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Alford office head south along south street for 500m then turn left onto Farlesthorne Road. continue on this road for 3 miles then at the T junction turn left onto Cumberworth Road. continue for 500m and you will find the property on your left hand side.

