



**Easter Cottage, 1 Bishop's Bridge**  
Saxilby Road, Lincoln. LN1 2BG

**BELL**





## Easter Cottage, 1 Bishop's Bridge, Saxilby Road, Lincoln

This is a delightful three bedroom semi-detached country cottage, with very appealing grounds of 0.19 acres (sts) with an attractive country setting, only half a mile away from the historic city of Lincoln and its wonderful towering Cathedral, which can be glimpsed through the trees from the property out to the south east. Nearby to the property there is access to mile upon mile of bridleways/footpaths to explore.

**Important Notice:** There is an opportunity to purchase an adjoining 2.86 acres (sts) of grassland with frontage running across the A57. Please contact the agent for more information.

### ACCOMMODATION

**Good size Entrance Hall** having a composite front entrance door with Bullseye style decorative glazed panel and accompanying double glazed side panel; return staircase up to first floor with, built-in under stairs storage cupboard, tiled floor and two radiators. Doors to all ground floor accommodation and to:

**Rear Entrance Lobby** with uPVC double glazed panelled rear entrance door to rear garden.

**Living/Dining Room** having appealing views out over the front garden and the lane; chimney breast with fireplace with electric stove style fire inset on a tiled hearth, round arch featured alcoves set either side of chimney breast, exposed ceiling joists, oak veneered flooring, French doors providing a view over and access out to the rear garden patio area, pine panelled door, picture rail, under floor electric heating and a radiator.





**Sitting Room** with a view out over the front of the property and beyond the lane towards the A57; attractive open brick featuring to the chimney breast and fireplace (closed) and accompanying Gothic arched alcoves set on either side with ornament shelves and feature wall lighting; pine panelled door and radiator.

**Kitchen** overlooking the delightful rear garden to the north and having a fitted pine featured country style kitchen with tiled work surface areas, single drainer stainless steel sink unit inset, a comprehensive range of base cupboard space and room for laundry and kitchen white goods. Pine featured wall shelving and cupboard space, tiled splash back to fitted work surface areas in part, space for an LPG gas fired stove to one side of sink unit, tiled floor and radiator.

**First Floor -Half Landing** with a very pleasant view out over the cottage garden and beyond into open countryside to the north.

**Main Landing** with a good size walk-in storage cupboard, and pine panelled doors through to adjoining accommodation.

**Bathroom** of excellent proportions having panelled bath across one wall with mixer tap/shower attachment and wall tiling above, pedestal wash hand basin and low-level WC. Corner wall cabinet, panelled ceiling, wall tiling to about suite area, tiled floor. radiator and extractor vent

**Bedroom 2** with a very pleasant southerly view down over the front garden, across the A57 towards open countryside beyond and there is a glimpse of the towers of Lincoln Cathedral above the trees to the south east. There is a built-in pine featured clothes closet to one corner and radiator.

**Bedroom 3** of good proportions with an attractive outlook to the south down across the front grounds; picture rail, access to roof space and radiator.

**Bedroom 1** with a southerly view out across the lane towards the A57 and countryside beyond; large built-in wardrobe space to one side of chimney breast, picture rail in part and radiator.





## OUTSIDE

This wonderful home is very discreetly situated off this short slip road/lane off the A57 and stands in grounds of 0.19 of an acre(sts).

The front garden has been laid to lawn with a rosemary herb hedging in part and beds/ borders with fennel, shamrock, buddleia, clematis and more. The cottage is approached across a grassed driveway which provides access to the Detached Garage

The rear cottage garden is delightful with patio area adjoining the rear of the cottage onto which the French doors of the living/ dining room open; a raised concrete patio terrace from which to take in the westerly aspect of garden and view towards the neighbouring paddock, a good sized area of lawn and copiously stocked. colourful flowerbeds and borders containing blue berries, buddleia, Iris. thyme, carnations and honeysuckle to name a few.

There is a high quality **Leisure Cabin**, with power and lighting, a useful **Old Pig Sty/Store** and a further detached purpose built **Music/Hobby Room/Home Office** building, with Mitsubishi air conditioning unit.

There is an outside water tap and exterior light fittings

## THE AREA

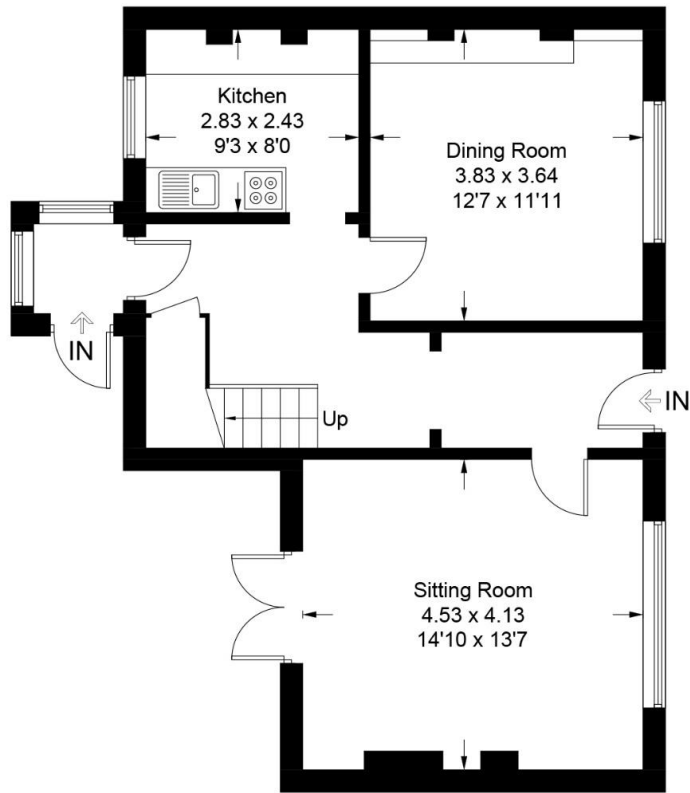
Subject to traffic conditions from Easter Cottage you can be in the downhill city centre or in the historic uphill heart of the Castle and Cathedral Quarter in approximately 10 minutes. There is an excellent range of shopping and social facilities, Lincoln University set around the Brayford Pool Marina and railway station with services through to London. The nearby Lincoln bypass provides a quick and easy route out to the A1 and Newark with its high speed rail link to London Kings Cross.

Just 1 mile to the north on the A57 is the Burton Waters Marina with its boating facilities, restaurants/public houses and David Lloyd Tennis and Sports/leisure facilities.

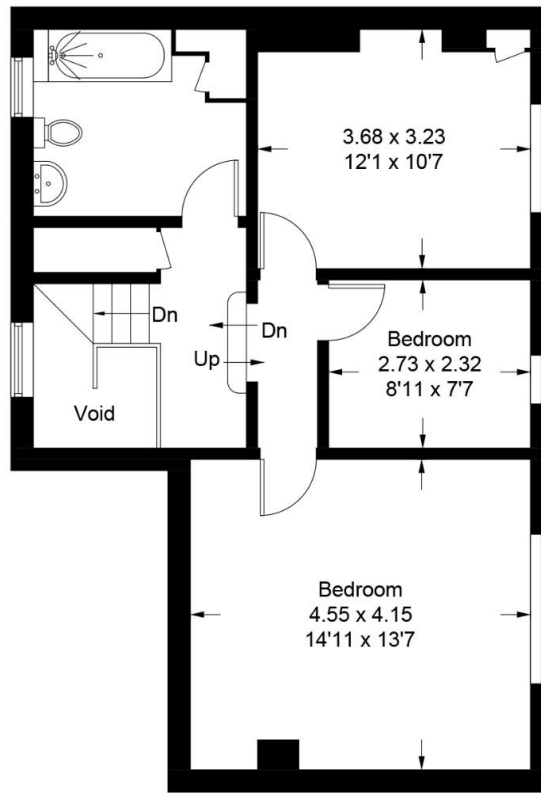


# 1 Bishops Bridge

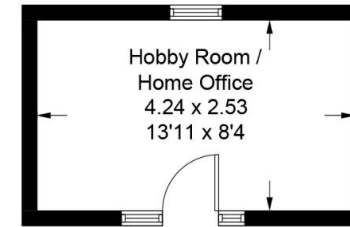
Approximate Gross Internal Area  
Ground Floor = 59.1 sq m / 636 sq ft  
First Floor = 54.1 sq m / 582 sq ft  
Outbuildings = 47.8 sq m / 514 sq ft  
Total = 161.0 sq m / 1732 sq ft  
(Excluding Void)



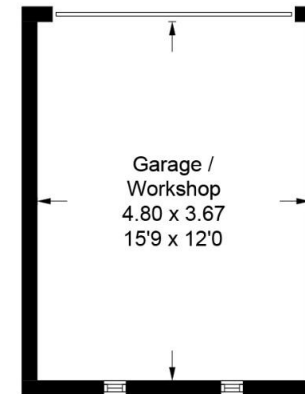
Ground Floor



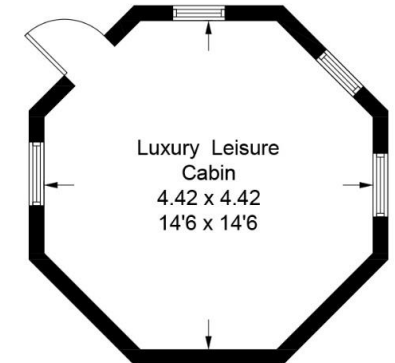
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Note: Bottom plan shows area of additional land.

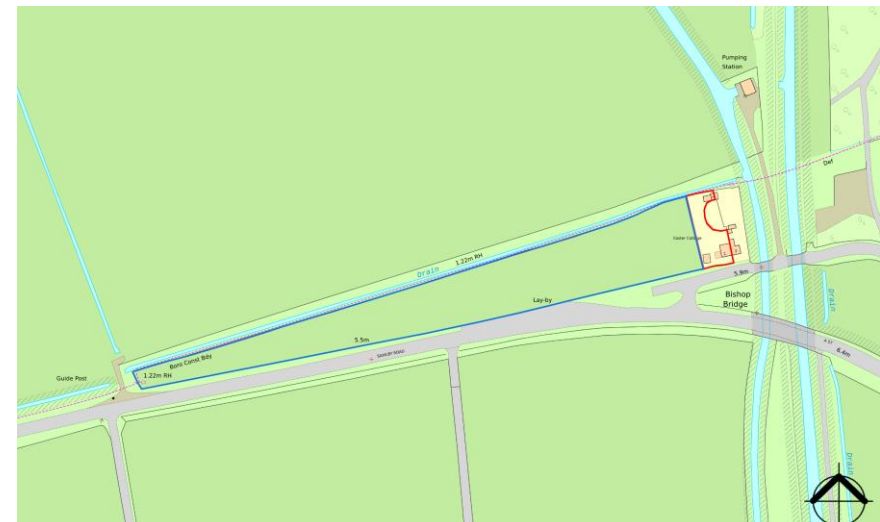
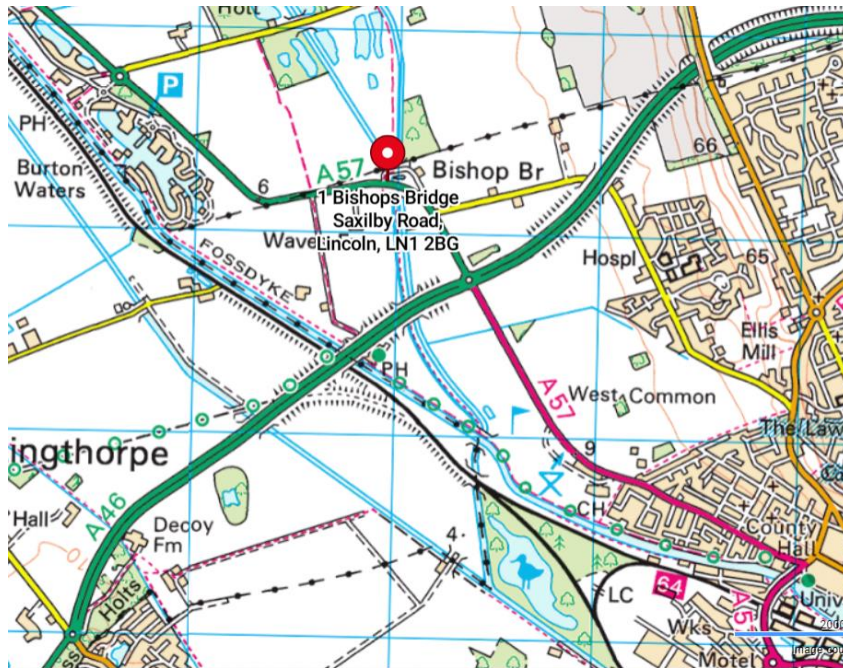
Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: E Oil fired heating, private drainage system.

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 Lincoln Office...

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