



Low Street, Harby



### Offers in excess of £145,000

- End Terraced Cottage
- Popular Village with Local Public House
- Two Bedrooms
- Lounge, Kitchen & Bathroom
- Beamed Ceilings
- Oil CH & uPVC DG
- Freehold
- EPC rating D





End Terraced Cottage situated in the heart of the popular village of Harby, to the West of Lincoln City and a short drive from the amenities of Doddington Hall. The accommodation comprises Lounge, Kitchen, Rear Lobby, Bathroom, First Floor Landing and Two Bedrooms. To the rear is an enclosed courtyard garden. The property benefits from Oil Central Heating and uPVC Double Glazing.

**Lounge** 4m x 3.7m (13.1ft x 12.2ft)

Door and window to front aspect, radiator and beamed ceilings.

**Kitchen** 2.7m x 2.3m (9ft x 7.5ft)

Window to rear aspect. Fitted with wall and base units with work surface over, stainless steel drainer sink unit with mixer tap, space for cooker, space and plumbing for washing machine and part tiled walls. Built in understairs storage cupboard and stairs to first floor.

**Rear Lobby**

Door to side aspect and built in storage cupboard housing floor mounted oil central heating boiler.



### Bathroom 2.1m x 1.8m (7ft x 6ft)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled with wall mounted electric shower appliance. Extractor fan, radiator and part tiled walls.

### First Floor Landing

Loft access and radiator.

### Bedroom One 4m x 3.7m (13.1ft x 12.2ft)

Window to front aspect and radiator.

### Bedroom Two 4m x 2.3m (13.1ft x 7.4ft)

Window to rear aspect and radiator.

### Outside

To the front of the property is a paved area with hedge boundary.

To the rear of the property is an enclosed courtyard with oil storage tank, wooden shed with electric and gated side access.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



LOW STREET, HARBY, LINCOLN, NG23 7EA

TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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