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Main Road, North Willingham



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£375,000



EXCEPTIONAL STONE BUILT CHARACTER COTTAGE - Extended & Improved, This Spacious & Well Presented family home offers flexible and comfortable living. Comprising Entrance Hall, Lounge, Kitchen, Utility, Dining Room, 3 Bedrooms & Bathroom. Generous Gardens & Extensive Driveway. PLANNING GRANTED FOR EXTENSION & GARAGE

Key Features

- Semi Detached Character Stone Cottage
- Popular Village Location
- Spacious Accommodation
- Well Presented Throughout
- Planning Permission for Extension
- Entrance Hall, Lounge, Kitchen
- EPC rating E
- Tenure: Freehold



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Granted Planning Permission

the current Vendors have recently had approval on some further improvement works on the property, to include a ground floor extension and garage with office space above. Planning application number 146925

Situation

North Willingham is a small hamlet which lies at the foot of 'The Lincolnshire Wolds' and approximately 3 miles East of Market Rasen. Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course

Entrance Hall

2.31m x 1.77m (7'7" x 5'10")

composite front entrance door, radiator and tiled flooring

Lounge

4.06m x 7.28m (13'4" x 23'11")

dual aspect double glazed windows to side aspects, 2 radiator stairs to first floor accommodation, storage cupboard and feature fire place with log burner inset

Kitchen

3.40m x 3.81m (11'2" x 12'6")

a range of fitted wall and base units, breakfast bar, space for 'Range' style cooker, sink unit, integrated under counter fridge, tiled splash backs, tiled flooring, radiator, double glazed window to front aspect and uPVC entrance door

Utility / WC

2.33m x 2.08m (7'7" x 6'10")

fitted base units, low level WC, stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, wall mounted lpg gas boiler, tiled flooring and double glazed window to rear aspect

Dining Room

3.58m x 3.82m (11'8" x 12'6")

double glazed window to side aspect, uPVC French doors to both front and side aspects, radiator and wood flooring

Landing

0.93m x 1.73m (3'1" x 5'8")

Bedroom 1

3.99m x 3.84m (13'1" x 12'7")

2 double glazed windows to front aspect, double glazed window to side aspect, radiator and wood flooring

Dressing Room

3.42m x 1.94m (11'2" x 6'5")

double glazed window to front aspect, radiator, wood flooring, fitted wardrobes, hand wash basin and tiled splash backs

Bedroom 2

4.10m x 4.01m (13'6" x 13'2")

double glazed window to side aspect, radiator, fitted wardrobes, roof void access and roof void access

Bedroom 3

3.07m x 3.14m (10'1" x 10'4")

double glazed window to side aspect, radiator and fitted wardrobes

Bathroom

2.58m x 1.95m (8'6" x 6'5")

4 piece suite comprising low level WC, pedestal hand wash basin, corner bath, shower cubicle, tiled splash backs, tiled flooring and heated towel rail

Gardens

the property benefits from a generous garden, being mostly laid to lawn with paved patio area, childrens play area and a range of timber outbuildings including insulated home office with electric.

Driveway

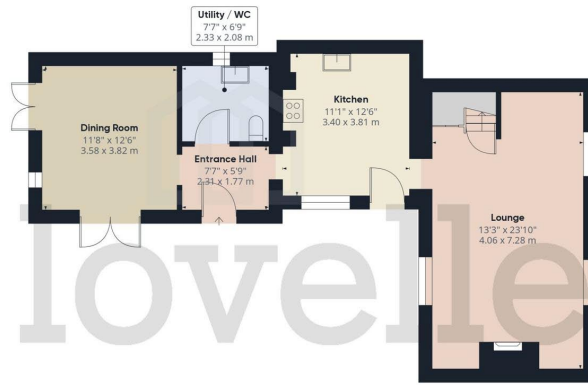
extensive gravelled driveway with turning circle, providing ample off road parking for a number of vehicles and modern septic/digester unit

Agents Notes

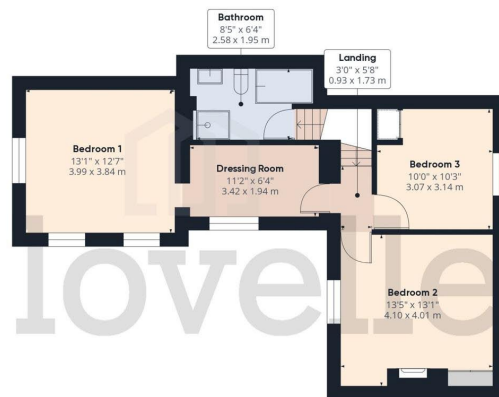
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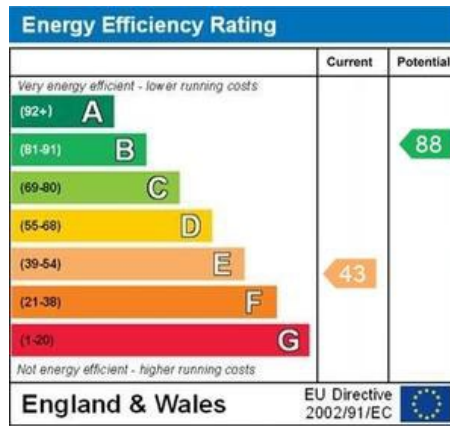
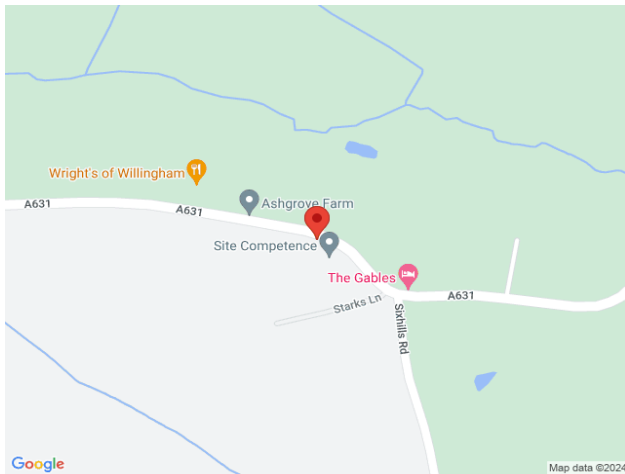
Ground Floor



Approximate total area[®]
1303.51 ft²
121.1 m²

(1) Excluding balconies and terraces

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



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