



Marygold House
Hackthorn, Lincoln

BROWN & CO



Marygold House, Main Street, Hackthorn, Lincoln, LN2 3PF

Marygold House occupies an enviable elevated 1/3 of an acre plot in the village of Hackthorn with stunning parkland views to the front aspect.

The property is presented in a style in keeping of its age and offers substantial and versatile living accommodation comprising of an entrance hall, WC, study, living room, kitchen / dining room and garden room to the ground floor. Two staircases both lead to the first floor which comprises of a master bedroom which leads to a large Jack & Jill en-suite also accessed from the landing, three further bedrooms one with en-suite, and a family bathroom.

Outside the property is accessed via a large driveway providing plenty of parking and leads to a garage and car port. There is also a utility room and store within the car port, and a lawned front garden. To the rear is a large lawned garden with patio, a range of mature trees and shrubs, summerhouse, greenhouses and sheds.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, oak flooring.

WC

Double glazed window to front, WC, pedestal wash basin.

Study

Double glazed window to front, cork tiled flooring, radiator.

Living Room

Double glazed windows to both front and side, double glazed French doors opening to rear garden, multi-fuel fireplace with tiled hearth and brick chimney breast, oak flooring, two radiators.

Kitchen Diner

Kitchen Area

Stainless steel drainer sink, corian worktops, bespoke base and eye level storage units, integrated electric hob with oven below, space for fridge freezer, tiled splash backs, tiled flooring, boiler cupboard, door leading to car port and opening into:

Dining Area

Double glazed window to rear, double glazed French doors opening onto patio, oak flooring, radiator.

Garden Room

Double glazed window and entrance door to rear, stairs rising to first floor, oak flooring, radiator.

First Floor

Landing

Double glaze window to side, loft access, radiator.

Bedroom One

Two double glazed windows to front, built in wardrobes, radiator.

Jack & Jill En Suite

Two Velux windows, shower cubicle, vanity wash basin, WC, storage cupboards.

Bedroom Two

Double glazed window to side, oak flooring, radiator.

Bedroom Three

Two Velux windows, fitted wardrobes, radiator.

En Suite

WC, wash basin, shower cubicle.

Bedroom Four

Double glazed window to rear, cork flooring, radiator.

Bathroom

Velux window, WC, bath, pedestal wash basin, bidet, heated towel rail.

Outside

To the front of the property is a lawned garden and block paved driveway providing ample off street parking and leads to a covered car port and garage. The car port provides access to a utility, store, the garage and kitchen.

Gated side access leads to a large rear garden which is predominantly laid to lawn with a patio area, range of mature trees and shrubs, greenhouses, sheds and a summer house.



Location

Hackthorn is located just off the A15 approximately 8 miles North of the Historic Cathedral City of Lincoln. The Village itself benefits from a reputable Primary School. The larger neighbouring Village of Welton just a couple of miles away has a wide range of amenities including a Co-op foodstore, doctors, dentists, vet, primary school, William Farr secondary school, Black Bull public house, regular bus service to Lincoln, golf course, sports clubs and a variety of takeaways and coffee shops.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

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Energy performance certificate (EPC)

Margfield House Main Street Blaugrove LINCOLN LN2 3PF	Energy rating D	Valid until 9 March 2038
Property type Detached house		Certificate number 8038-6422-5200-0268-0296
Total floor area 171 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

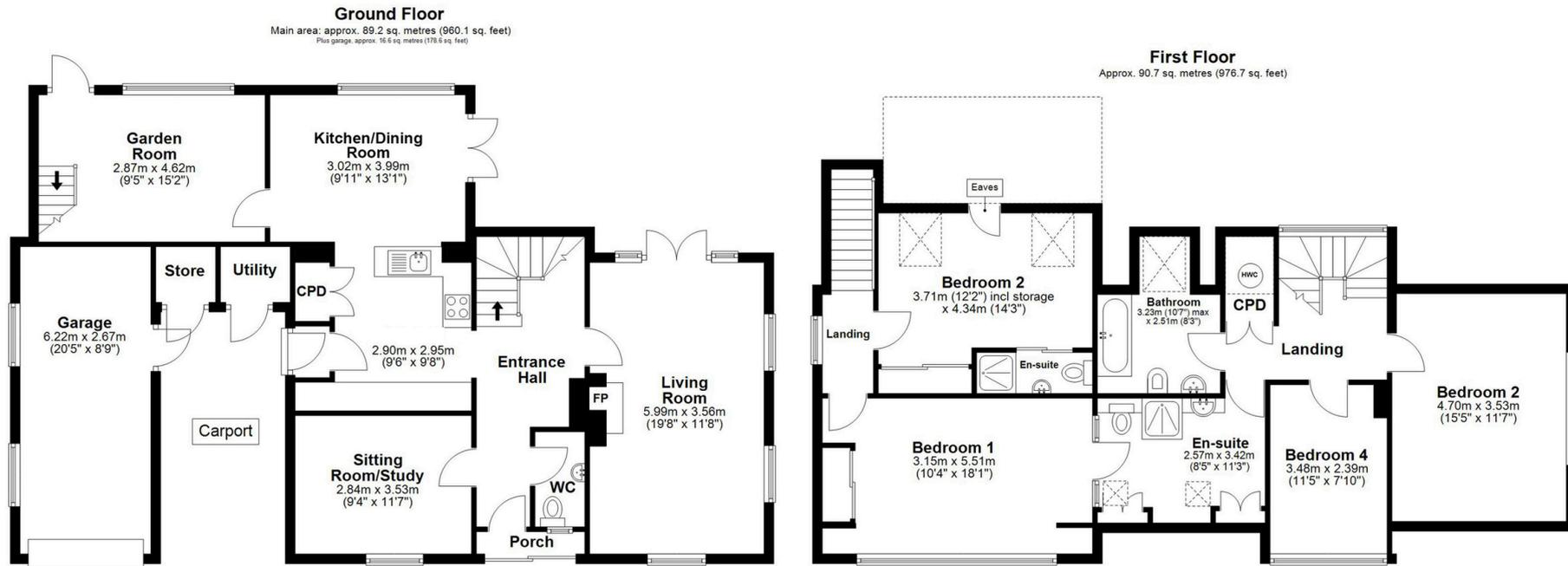
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		





Main area: Approx. 179.9 sq. metres (1936.8 sq. feet)
 Plus garage, approx. 16.6 sq. metres (178.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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