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Church Lane, Benniworth



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property it must b





£400,000



STUNNING CHARACTER COTTAGE in popular rural village location, occupying a large plot with generous gardens. Spacious accommodation comprising porch, entrance hall, WC, lounge, dining room, kitchen, 3 bedrooms and bathroom. Well maintained mature gardens, with a range of outbuildings including a large summerhouse. VIEWING ADVISED TO FULLY APPRECIATE

### Key Features

- Detached Characterful Cottage
- Generous Mature Gardens
- Spacious Accommodation
- Porch, Entrance Hall, WC
- Lounge, Dining Room, Kitchen
- 3 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold





## Situation

Benniworth is a popular rural village situated in the scenic Lincolnshire Wolds area of outstanding natural beauty. The area is renowned for being excellent for walking and riding and there are a number of nearby equestrian centres. The village is well placed for travelling to the market towns of Louth (9 miles), Market Rasen (7 miles) and Horncastle (9 miles), whilst the main regional business centre of Lincoln is approximately 19 miles away. Humberside Airport is located approximately 25 miles away.

## Entrance Porch

1.35m x 1.82m (4'5" x 6'0")

timber entrance door and picture window to front aspect

## Entrance Hall

4.87m x 0.89m (16'0" x 2'11")

uPVC entrance door, double glazed window to side aspect, tiled flooring, radiator and stairs to first floor accommodation with a utility cupboard housing space and plumbing for washing machine and space for tumble dryer

## WC

1.17m x 1.68m (3'10" x 5'6")

low level WC, hand wash basin, heated towel rail, fully tiled splash backs, tiled flooring and double glazed window to rear aspect

## Lounge

3.98m x 3.98m (13'1" x 13'1")

double glazed window to side aspect, double glazed window to front aspect, radiator, wood flooring and feature fire place

## Dining Room

3.92m x 3.93m (12'11" x 12'11")

double glazed window to front aspect, uPVC side entrance door and radiator

## Kitchen

3.91m x 2.67m (12'10" x 8'10")

a range of fitted wall and base units, space for under counter fridge, sink unit, space and plumbing for dishwasher, space for cooker, tiled splash backs, laminate flooring, double glazed window to side aspect and double glazed window to rear aspect

## Landing

3.05m x 0.75m (10'0" x 2'6")

double glazed window to rear aspect and radiator

## Bedroom 1

4.1m x 3.99m (13'6" x 13'1")

double glazed window to front aspect, double glazed window, radiator and fitted storage

## Bedroom 2

3.94m x 3.96m (12'11" x 13'0")

double glazed window to front aspect, double glazed window to side aspect and radiator

## Bedroom 3

2.8m x 2.66m (9'2" x 8'8")

double glazed window to rear aspect, double glazed window to side aspect and radiator

## Bathroom

3.13m x 2.16m (10'4" x 7'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, heated towel rail, fully tiled splash backs, airing cupboard and double glazed window to rear aspect

## Gardens

occupying a generous plot with mature gardens to both front and rear. Being mostly laid to lawn, with planted shrubs, trees and bushes, raised decking, and a range of timber outbuildings including sheds and a barn

## Summerhouse

6.86m x 3.26m (22'6" x 10'8")

uPVC french doors, 2 double glazed window to front aspect, double glazed window to rear aspect, wood flooring and log burner. With a log store attached

## Driveway

extensive gated gravel driveway providing ample off road parking for a number of vehicles

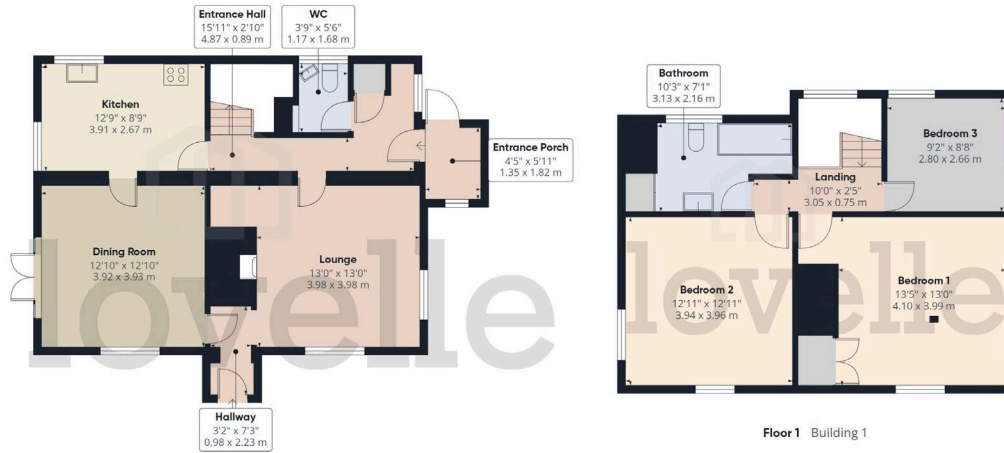




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Ground Floor Building 1

Floor 1 Building 1

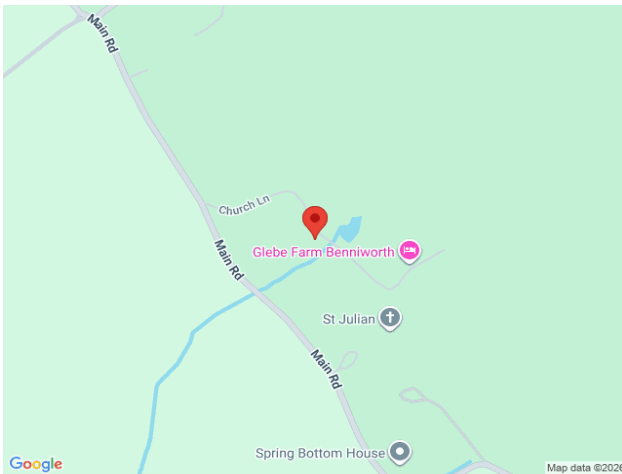


Ground Floor Building 2

Approximate total area<sup>m</sup>  
1460 ft<sup>2</sup>  
135.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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