



1 Rowston Cottages
Ashby de la Launde, Lincoln

BROWN & CO



1 Rowston Cottage, Ashby de la Launde, Lincoln

A charming semi-detached estate property nestling in around 0.17 of an acre with far reaching countryside views to the front and views over the playing field and woodland to the rear.

The accommodation comprises a kitchen, lounge/diner, utility and pantry to the ground floor with two bedrooms, wc and a shower room to the first floor. Outside offers a large parking area, two outbuildings and a substantial lawn to the rear elevation with hedged boundaries.



ACCOMMODATION

Kitchen 4.09m x 3.73m

Double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, radiator, door to;

Utility/Pantry 2.04m x 1.74m

Double glazed casement window to rear elevation, Worcester oil fired boiler, built-in shelving .

Hall

With under stairs cupboard and shelving.

Lounge 4.74m x 3.35m

Double glazed casement window to front elevation, log burner, radiator.

First Floor

Bedroom One 4.26m max by 4.15m max

Double glazed casement window to side elevation, radiator, door to;

En-suite Bathroom 2.20m x 1.58m

Double glazed casement window to rear elevation, two-piece suite

comprising panelled bath with shower over, pedestal wash basin, airing cupboard with hot water tank, part tiled walls.

Bedroom Two 3.40m max by 4.83m max

Double glazed casement window to front elevation, radiator, built-in storage.

WC

Double glazed casement window to side elevation, two-piece suite comprising wash and basin, middle flush WC, radiator.

Landing

With radiator and loft access.

Outside

The front elevation offers a large gravel driveway with parking for several vehicle vehicles, small Lord area and mature trees. The rear elevation offers a generous lawn area with two brick and slate outbuildings.

SERVICES

We understand the property offers mains water, oil fired central heating, electric.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

COUNCIL TAX

Band B

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 superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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.



AGENT
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Energy performance certificate (EPC)		
1 Roweton Cottages Ashby de la Launde LINCOLN LN4 3JD	Energy rating E	Valid until: 8 March 2030
		Certificate number: 0768-5071-7297-2890-6294

Property type	Semi-detached house
Total floor area	78 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).

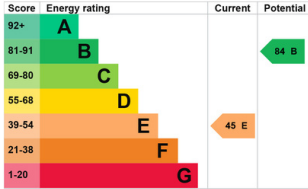
Energy rating and score

This property's energy rating is E. It has the potential to be B.

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.

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

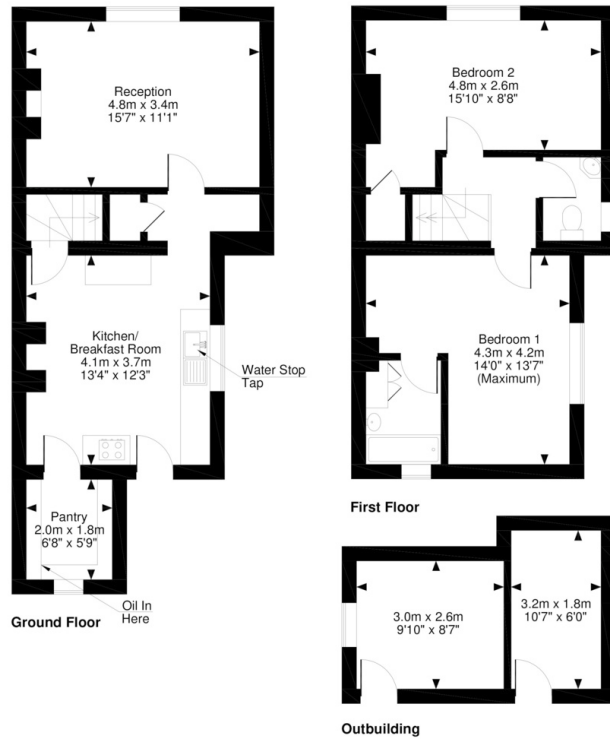


For properties in England and Wales:

the average energy rating is D
the average energy score is 60

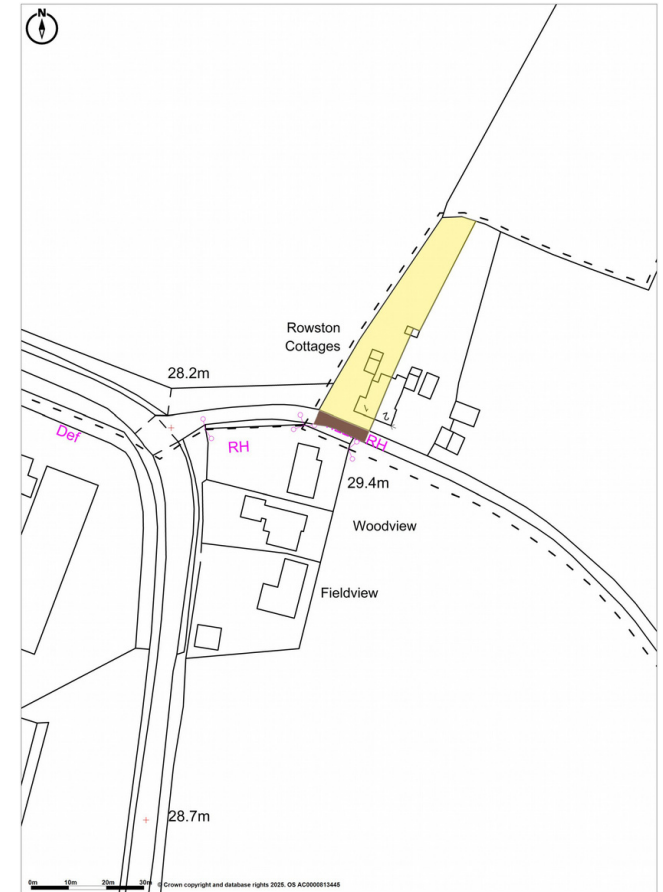


R406 1 Rowston Cottages, Ashby De La Launde, Lincoln
 Approximate Gross Internal Area
 Main House = 890 Sq Ft/82 Sq M
 Outbuilding = 152 Sq Ft/14 Sq M
 Total = 1042 Sq Ft/96 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Promap
 LANDMARK INFORMATION

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 Plotted Scale - 1:1250. Paper Size - A4

IMPORTANT NOTICES

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