



Church Cottage

Stroxton, Lincolnshire, NG33 5DA

BROWN & CO



Church Cottage, Stroxton

Grantham 5 miles | Melton Mowbray 13 miles

A traditional ironstone, semi-detached character cottage in a peaceful, rural location.

For Sale by Private Treaty

Guide Price £295,000



DESCRIPTION

Nestled off a quiet lane outside the village of Stroxton, Church Cottage is a charming, semi-detached cottage situated in a generous and peaceful garden.

Accommodation is arranged across two floors, in cosy, well-proportioned rooms. Externally, the property benefits from an attractive lawned garden with ample outdoor seating areas.

Previously utilised as a holiday let, Church Cottage is finished to a high standard throughout. The property would be ideal as a first home or for those looking to downsize.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

TENURE AND POSSESSION

The property is freehold, with vacant possession.

LOCATION

Church Cottage is situated north west of the village of Stroxton, close to the market town of Grantham, in southwest Lincolnshire.

With the A1 nearby and Grantham train station providing regular, mainline services to London, the property benefits from excellent transport links and connectivity.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is valid until 6 October 2035 and is a D (58) rating

OUTGOINGS

The property is in Council Tax band B

ACCOMMODATION

Arranged across two floors, the accommodation comprises a bright and welcoming reception room, and a well-appointed kitchen with adjoining dining area on the ground floor. Upstairs there are two double bedrooms and a bathroom.

The property is currently unoccupied and is now unfurnished.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasieasements and all wayleaves whether referred to or not in these particulars of sale.

LOCAL PLANNING AUTHORITY

South Kesteven District Council, Council Offices, The Picture House, St. Catherine's Road, Grantham, NG31 6TT | 01476 406080

SERVICES

The property has mains electricity and water connections, and is fitted with an oil-fired heating system. There is a private foul drainage system installation.

PLANS AND AREAS

Any plans have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

BOUNDARIES

The Buyers shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Seller's Agent will be responsible for defining the boundaries nor their ownership.

VIEWINGS

Viewing strictly by appointment only. Please contact the Seller's Agents or the Brown & Co Lincoln office on the details below to arrange.

Viewing is at your own risk and neither the Seller's Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection.

DIRECTIONS

From the A1 (southbound), take the exit towards Grantham and head west on the A607. Entering the village of Harlaxton, turn left onto the High Street and onto Swinehill. At the junction, bear left onto Gorse Lane before turning right onto the unnamed road. The property is located 1 mile along the lane on the right.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SALE BY RECEIVERS

The property is offered for sale by Fixed Charge Receivers acting as agents of the registered proprietor and without personal liability. The Receivers have not occupied the property and provide no warranties or representations regarding the property, its condition or the accuracy of the information contained within these particulars. Purchasers must rely upon their own enquiries.

SELLER'S AGENT

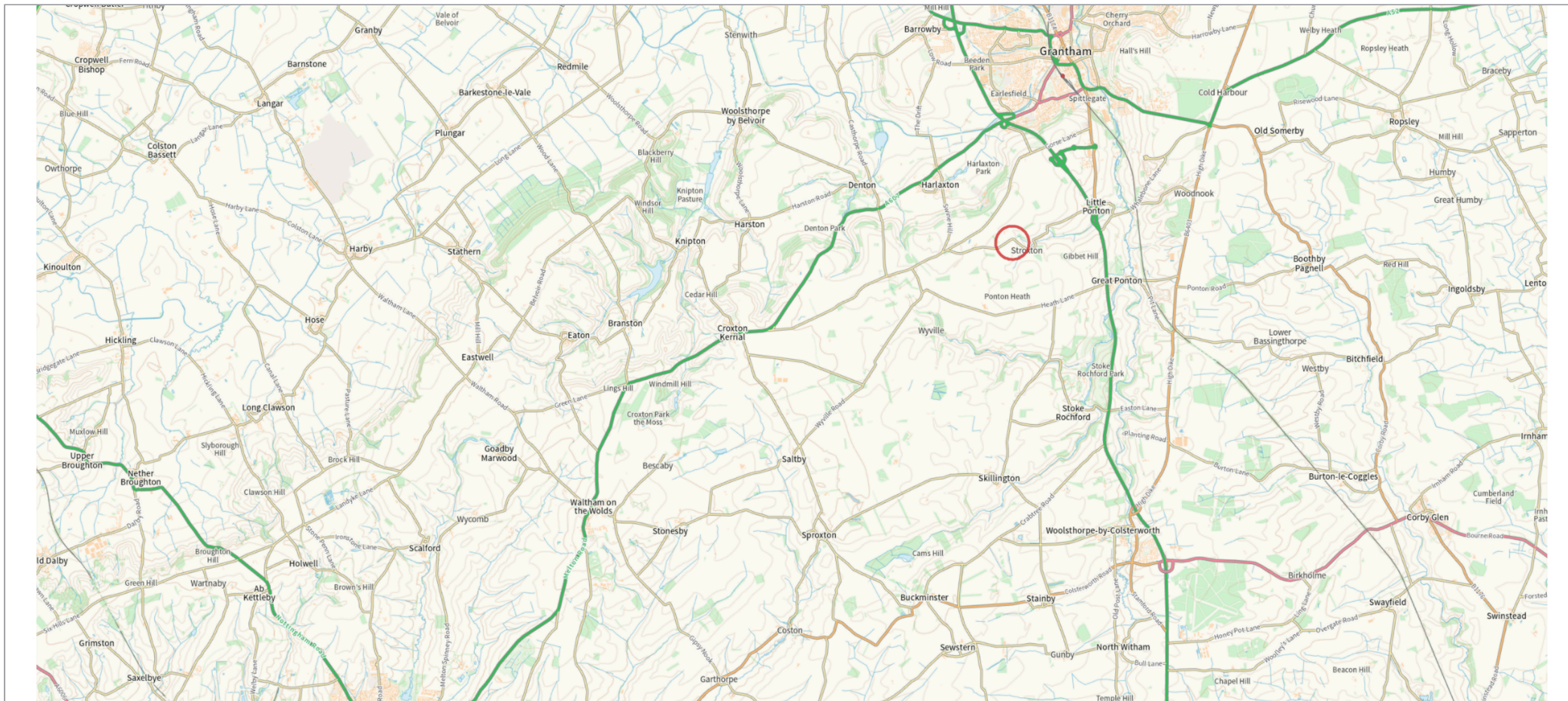
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5 km
Scale 1:125000 (at A4)



IMPORTANT NOTICES

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