



6 Far Lane
Coleby, LN5 0AH



Book a Viewing!

£175,000

Situated in the picturesque Cliff Village of Coleby, to the south of the Cathedral City of Lincoln, this charming Two Bedroom Character Cottage offers well presented accommodation full of warmth and character. The property features a cosy Lounge with an open fireplace, a fitted Kitchen with appliances, Two Bedrooms, and a Family Bathroom. Outside a gated block paved driveway provides off street parking, while the attractive rear garden offers delightful outdoor space along with three substantial outbuildings, ideal for storage or workshop use. Offered for sale with No Onward Chain, viewing of this cottage is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Coleby is a small, picturesque Cliff Village approximately 8 miles to the South of the Cathedral City of Lincoln. The village has The Tempest Arms public house, church, primary school and regular bus services to Lincoln, Grantham and the nearby villages of Navenby and Waddington. Coleby offers a serene and idyllic lifestyle, steeped in history and surrounded by natural beauty, making it a desirable place to live for those seeking a quiet setting in the English countryside.



ACCOMMODATION

LOUNGE

12' 6" x 12' 5" (3.82m x 3.81m) With double glazed window to the front aspect, staircase to the first floor, open fireplace, wooden flooring and two radiators.

KITCHEN

12' 5" x 8' 4" (3.81m x 2.56m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob, integrated dishwasher and fridge, space for washing machine, tiled flooring and splashbacks, radiator, spotlights, two double glazed windows to the rear aspect and door to the garden.

FIRST FLOOR LANDING

With storage cupboard, laminate flooring and radiator.

BEDROOM 1

12' 7" x 8' 9" (3.84m x 2.69m) With double glazed window to the front aspect, laminate flooring and radiator.

BEDROOM 2

8' 6" x 5' 5" (2.60m x 1.67m) With double glazed window to the side aspect, laminate flooring and radiator.



BATHROOM

8' 5" x 6' 7" (2.57m x 2.02m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled flooring, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the side of the property there is a gated block paved driveway providing off street parking for multiple vehicles. To the rear there is a garden laid mainly to lawn with a block paved patio seating area, mature shrubs and three substantial outbuildings. The outbuildings have light and power.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

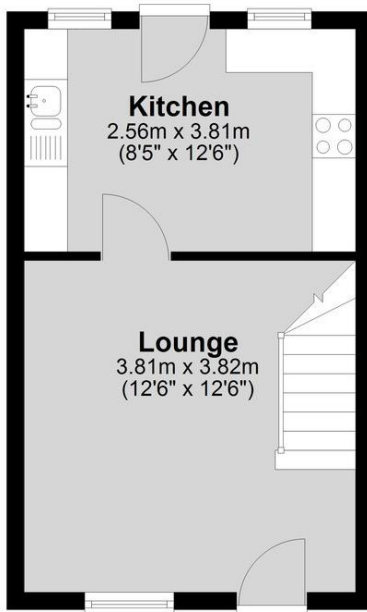
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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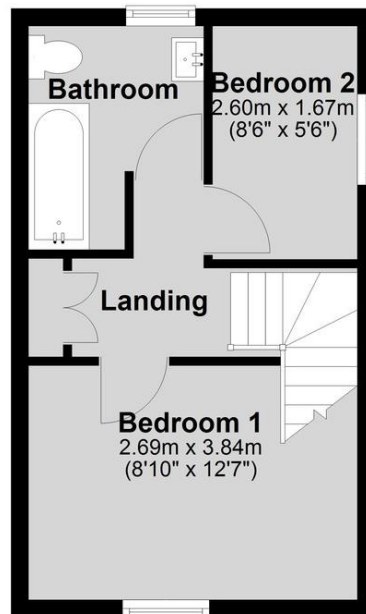
Ground Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



First Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

