



Hall Cottage, Hall Street, Wellingore, LN5 0HU



Book a Viewing!

£390,000

Hall Cottage is a charming three-bedroom period cottage occupying a generous plot of approximately 0.20 acre (STS) in the heart of the sought after Cliff Village of Wellingore. The property enjoys a private position within the village whilst being conveniently located for the nearby village of Navenby, the Cathedral City of Lincoln and excellent road links further afield. Occupying a generous plot, the property benefits from established gardens together with a gravel driveway providing ample off-road parking and access to a detached double garage. The gardens are a particular feature of the property and include extensive lawned areas, mature trees, shrubs and planting, together with a greenhouse, potting shed, summer house and a paved seating area with ornamental pond. Internally, the accommodation extends to approximately 1,422 sq ft and comprises an entrance hall, spacious lounge with log burner, separate dining room, fitted kitchen, study, hobby room, garden room and ground floor shower room. To the first floor there are three bedrooms and a family shower room. The property has been well cared for over the years and would now benefit from a degree of cosmetic updating, offering purchasers the opportunity to modernise to their own tastes whilst retaining the character and charm expected of a home of this age. Hall Cottage offers a rare opportunity to purchase a period home occupying a generous plot within one of Lincolnshire's most sought after villages.



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LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.

ACCOMMODATION

ENTRANCE HALL

With timber entrance door, timber window and tiled flooring.

LOBBY

With stairs rising to the first floor and useful understairs storage cupboard.

KITCHEN

12' 4" x 5' 3" (3.76m x 1.6m) With timber window, fitted with a range of wall, drawer and base units with work surfaces over, inset sink and drainer, integrated oven, hob with extractor hood over and integrated fridge freezer.





DINING ROOM

13' 3" x 12' 10" (4.04m x 3.91m) With timber window, feature fireplace with gas fire and radiator

LOBBY

With stairs rising to the first floor.

LOUNGE

18' 4" x 13' 0" (5.59m x 3.96m) With timber window, feature fireplace with log burning stove and two radiators.

STUDY

6' 11" x 6' 11" (2.11m x 2.11m) With timber windows and radiator.

HOBBY ROOM

9' 6" x 6' 11" (2.9m x 2.11m) With timber window and fitted cupboard housing the gas fired central heating boiler.

GARDEN ROOM

13' 0" x 6' 3" (3.96m x 1.91m) With timber windows and timber external door overlooking the gardens.

GROUND FLOOR SHOWER ROOM

6' 3" x 5' 2" (1.91m x 1.57m) With timber window, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

FIRST FLOOR LANDING

With doors leading to all first floor accommodation.

BEDROOM 1

13' 0" x 12' 10" (3.96m x 3.91m) With timber window and radiator.

BEDROOM 2

12' 10" x 12' 4" (3.91m x 3.76m) With two timber windows and radiator.

SHOWER ROOM

13' 0" x 6' 3" (3.96m x 1.91m) With timber window, low level WC, wash hand basin, walk-in shower, radiator and airing cupboard housing the hot water cylinder.

BEDROOM 3

13' 5" x 6' 3" (4.09m x 1.91m) With timber window and radiator.

OUTSIDE

The property occupies a generous plot of approximately 0.20 acres (STS). To the front there is a gravel driveway providing ample off-road parking and access to the detached double garage. The established gardens extend around the property and include extensive lawned areas together with a wide variety of mature trees, shrubs and planting. There is a paved seating area with an ornamental pond, greenhouse, potting shed and summer house.



KEY FACTS FOR BUYERS



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows 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
<https://www.mundys.net/referrals/>

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 thoroughly 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.
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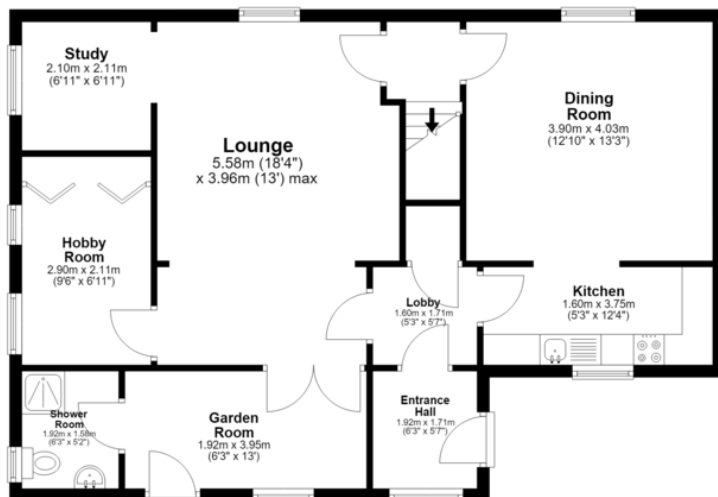
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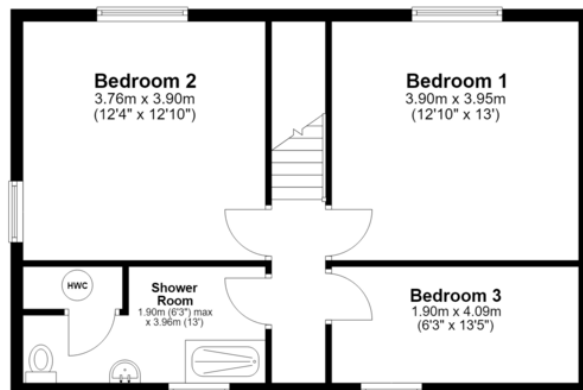
Ground Floor

Approx. 79.6 sq. metres (856.4 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 132.1 sq. metres (1422.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

Hall Cottage

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

