

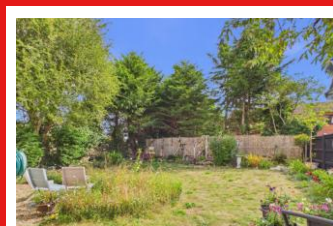
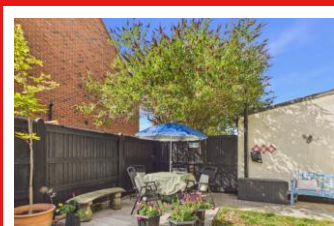


***'Jasmine Cottage', School Lane,
Mareham-le-Fen, PE22 7QB
Offers in Region of £325,000***



- Delightful Detached Country Cottage
- Full of Charm and Character
- Immaculately Maintained
- 3 Bedrooms (1 En-suite)
- Ample Off-Road Parking, Gardens
- uPVC Units. Bottled Gas CH

Walters are delighted to bring to the market this charming detached country cottage, believed to date back in part approximately 300 years, having been sympathetically extended over the years to create a wonderful blend of period character and modern-day comfort. Beautifully presented and immaculately maintained throughout, the property retains an abundance of original charm and enjoys a tucked-away position just off School Lane within this highly sought-after rural village. Set behind secure gardens with ample off-road parking, this delightful home is ideally placed to enjoy the excellent village amenities, including a village shop, public house, Primary School and a highly regarded fish and chip shop.



Woodhall Spa - 01526 353185
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ENTRANCE LOBBY With stable door, tiled floor, radiator, smoke detector.

LIVING ROOM 13' 8" x 12' 8" (4.17m x 3.86m) Having in-set cast iron multi-fuel burner in a brick surround, two radiators, beam ceiling, tiled floor, built-in storage cupboard and under stairs storage cupboard, staircase to the first floor.

DINING KITCHEN 13' 4" x 10' 5" (4.06m x 3.18m) Having a Belfast sink with antique style mixer taps, base cupboards and drawers under worktops, wall cupboard housing the bottle gas fired wall mounted boiler. Tiled floor, part-tiled walls, space for electric cooker, free-standing central island unit, in-set ceiling lights, sealed double glazed bi-folding doors to the rear garden.



BATHROOM 11' 2" x 6' 8" (3.4m x 2.03m) Having roll-top bath on claw feet with central antique style mixer taps, corner tiled shower cubicle with electric shower unit, pedestal hand basin and low level WC. Tiled floor, radiator, extractor fan, access to the roof space, built-in shelved airing cupboard housing the hot water tank and also with space and plumbing for washing machine, space for tumble dryer.

BEDROOM ONE 17' 2" x 13' 5" (5.23m x 4.09m) Having feature raised fireplace and tiled hearth with cast-iron multi-fuel burner, two radiators, part-panelled walls, vaulted beam ceiling, wall and center lights.

EN-SUITE SHOWER ROOM With tiled corner shower cubicle with electric shower unit, pedestal hand basin and low level WC. Extractor fan, uPVC sealed double glazed stable door to the rear garden.

FIRST FLOOR LANDING off which are:

BEDROOM TWO 13' 5" x 9' 7" (4.09m x 2.92m) With electric wall heater and built-in storage cupboard.

BEDROOM THREE 10' 1" x 9' 6" (3.07m x 2.9m) Having part-sloping ceiling with radiator, Velux window, eaves storage space and built-in double and single wardrobes.

OUTSIDE - ATTACHED WORKSHOP 14' 2" x 7' 8" (4.32m x 2.34m) With uPVC sealed double glazed double doors and with power and light connected.

TIMBER AND FELT WORKSHOP 8' 0" x 8' 0" (2.44m x 2.44m) To the side, along with two further store sheds.

THE GARDENS The property is approached off School Lane and has a gravel driveway providing ample parking. Small gravel front garden with outside light, gated access to the side leading to the main garden, slabbed patio, enclosed lawn garden with further gravelled patio area off the kitchen and leads around to the rear garden which is mainly gravelled.

OUTGOINGS - The property is situated within the East Lindsey District Council - Property Band B

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	36 F	
1-20	G		