



Home Farm Cottage, Kettlethorpe Road,
Laughterton, Lincoln, LN1 2JZ

Guide Price £230,000 to £250,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached two bedroomed cottage presenting an exciting renovation and modernisation project. The property stands in grounds extending to 0.331 acre or thereabouts. There is a range of brick built outbuildings. The cottage has a southerly aspect and is delightfully situated in the village of Laughterton.

The accommodation briefly provides on the ground floor, two front rooms, rear hall with cupboard under the stairs, cloakroom and kitchen. The first floor provides two bedrooms and a bathroom. There is a winding staircase to the attic. A pair of brick and pantile domestic outbuildings provide external storage space.

The property has a private drive access shared with The Barn, offered for sale separately with Planning Permission for conversion.

Laughterton is a small village located in the county of Lincolnshire and surrounded by beautiful countryside. The village has a rich history dating back to the Roman times, and there are many historic buildings and landmarks in the area. A central part of the village is St Paul's Church, which dates back to the 12th Century and is described as an example of Norman architecture. Local amenities in Laughterton include The Friendship Inn and a village hall. There is an excellent primary school in the nearby village of Newton on Trent. Millfield Golf Club is situated on the outskirts of the village. The village lies approximately 15 miles north of Newark, 5 miles from Gainsborough and 10 miles from Lincoln. The village is situated on the A1133 just north of the A57 junction at Newton on Trent. Access points to the A1 trunk road are accessible from the A57 at Markham Moor. Indeed, a pleasant village and convenient location for commuting to these centres.

The property has 19th Century characteristics and is traditionally built with brick elevations under a tiled roof. The chimney stacks were recently rebuilt. Lime plaster floors upstairs. Mains drainage is connected.

The property provides the following accommodation:

GROUND FLOOR

Front entrance door.

SITTING ROOM

12'7 x 10'8 (3.84m x 3.25m)



Fireplace with brick surround and back boiler for the central heating system. Centre ceiling beam and built-in cupboard.

DINING ROOM

14'3 x 12'3 (4.34m x 3.73m)



Oak fireplace surround, built-in cupboard believed to be an original Georgian fitting. Centre ceiling beam, radiator.

REAR LOBBY

With radiator and cupboard under the stairs.

CLOAKROOM

With pedestal basin, low suite WC, plumbing for a washing machine.

KITCHEN

14'3 x 5'9 (4.34m x 1.75m)



With sink unit.

FIRST FLOOR

LANDING

Winding staircase to attic rooms.

BEDROOM ONE

18'1 x 12'10 (5.51m x 3.91m)
(Overall measurements)



Boxed in fireplace, radiator.

BEDROOM TWO

11'6 x 10'9 (3.51m x 3.28m)



Built-in cupboard, radiator.

BATHROOM



Bath, basin, low suite WC. Beamed ceiling. Airing cupboard containing the hot water cylinder and emersion heater. Radiator.

Winding staircase to the attic.

SECOND FLOOR

ATTIC SPACE

(Total area 530 sq.ft approximately)



Attic space with gable window, attic store.

OUTSIDE



A pair of brick and pantile domestic outbuildings. In all the property extends to 1,220 sq. m (0.3 acre) or thereabouts.



SERVICES

Mains water, electricity, and drainage connected to the property.

TENURE

The property is freehold.

COVENANT

The property will be sold subject to a covenant restricting the use as a single dwelling.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

ACCESS

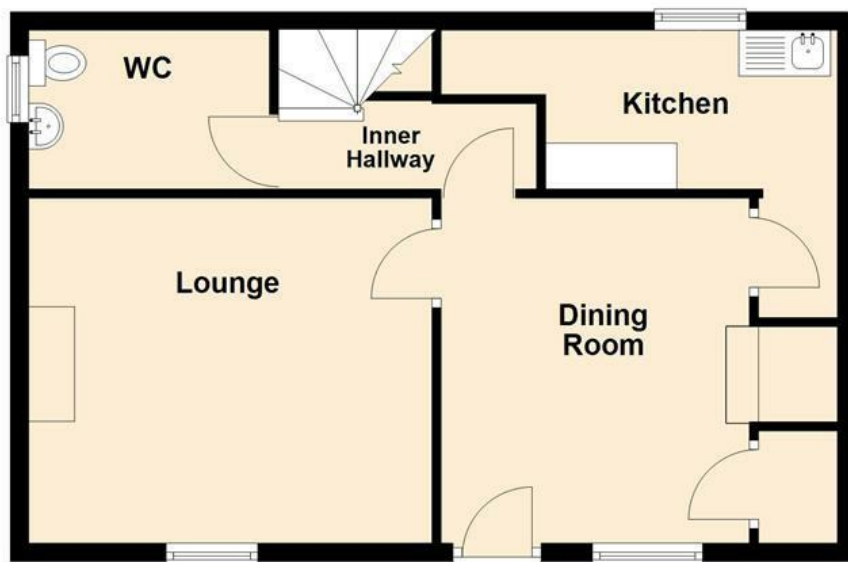
Access is by right of way. There shall be a 50% maintenance share on the driveway with The Barn.

COUNCIL TAX

The property comes under West Lindsey District Council Tax Band C.

Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



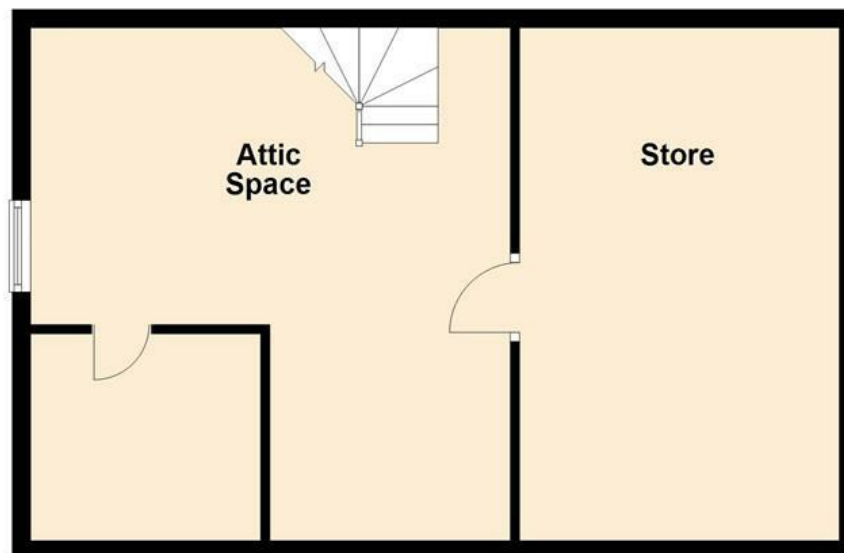
First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



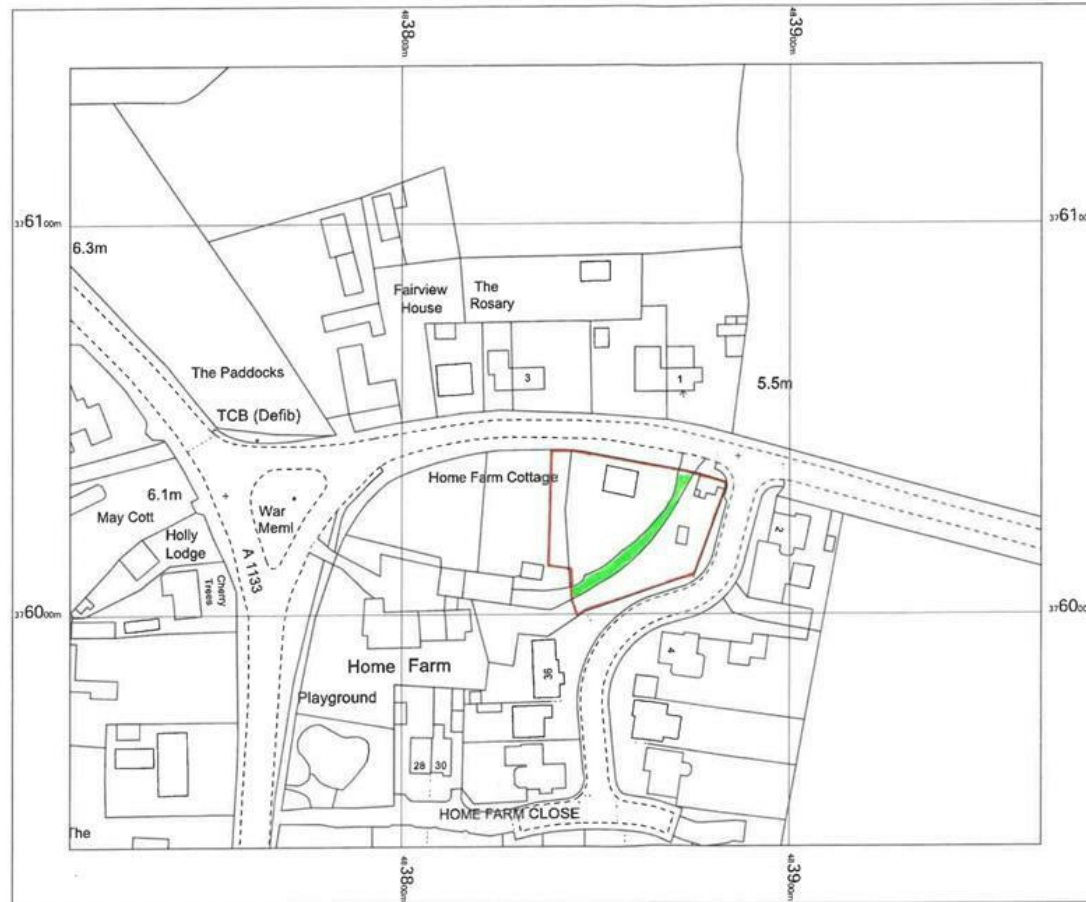
Second Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	33	61
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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