



## 2 Watering Dyke Cottages

Grange-de-Lings, Lincoln, LN2 2LY

**£129,000**

A charming Two Bedroomed Mid-Terraced Cottage situated to the North of the historic Cathedral and University City of Lincoln, having easy access to Lincoln City Centre and Uphill Lincoln, whilst also being within close proximity of the nearby village of Nettleham. This character cottage offers living accommodation to briefly comprise of Lounge, Kitchen Diner and First Floor Landing leading to Bedroom One with a Mezzanine, Bedroom Two and Bathroom. Outside there are gardens to both the front and rear and there is a garden shed.





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### SERVICES

Mains electricity and water.

Oil fired central heating.

Drainage to a shared septic tank.

**EPC RATING – E.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### DIRECTIONS

Head North out of Lincoln on Yarborough Road and turn left on to Riseholme Road. Proceed along and at the A46 bypass roundabout proceed straight across on to the A15. Proceed along and turn right on to Hall Lane and then almost immediately right into Grange-de-Lings Cottages and the property is on the right hand side.





## LOCATION

Grange-de-Lings is a small rural village located approximately 3 miles North of Lincoln City Centre, approximately 2.5 miles from the nearby village of Nettleham and approximately 5 miles from the other nearby village of Welton, both villages offering a wide range of local shops, amenities and schooling.

## LOUNGE

13' 11" x 13' 9" (4.24m x 4.19m) With uPVC double glazed window and door to the front elevation, log burner and radiator.

## KITCHEN DINER

12' 6"(max) x 10' 6" (max) (3.81m x 3.2m) With uPVC double glazed windows to rear and side elevations, uPVC double glazed door to side elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring ceramic hob, plumbing and space for a washing machine, radiator, stairs to the First Floor Landing and oil fired central heating boiler.

## FIRST FLOOR LANDING

With access to two Bedrooms and Bathroom.

## BEDROOM 1

15' 9" x 10' 0" (4.8m x 3.05m) With uPVC double glazed window to front elevation, radiator, spotlights to ceiling and a retractable ladder leading to the Mezzanine with a banister rail and Velux window.

## BEDROOM 2

11' 3" x 5' 3" (3.43m x 1.6m) With uPVC double glazed window to rear elevation and radiator.

## BATHROOM

7' 5" x 6' 1" (2.26m x 1.85m) With uPVC double glazed window to rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, heated towel rail, spotlights to ceiling and extractor fan.

## OUTSIDE

To the front of the property there is a lawned garden with a range of mature trees. To the rear of the property there is a further lawned garden with a range of mature shrubs, oil storage tank and garden shed.





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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 and J Walter 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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#### 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 these 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

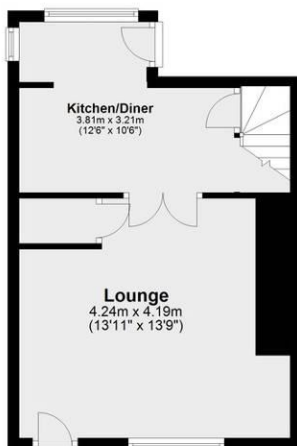
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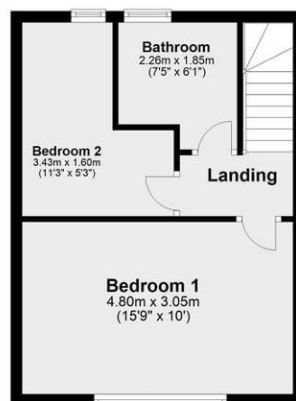
#### Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



#### First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



#### Mezzanine Above Bedroom 1

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 63.4 sq. metres (682.3 sq. feet)

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

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