

The Cottage, Harmston Road

Aubourn



MOUNT & MINSTER



Harmston Road

Aubourn

A charming country two bedroom cottage, in need of modernisation providing a splendid canvas for the new owner(s) to put their stamp on a beautiful home with huge amounts of potential.

- Charming Country Cottage
- Glorious Countryside views
- Generous private garden
 - Boot room
 - Dining room
 - Kitchen
 - Two bedrooms
 - Bathroom



MOUNT & MINSTER

DESCRIPTION

A charming country cottage, tucked away on the edge of this equally attractive Lincolnshire village with glorious rural views and a beautiful and generous private garden. 'The Cottage' is in need of modernisation and provides a splendid canvas for the new owner(s) to put their stamp on a beautiful home with huge amounts of potential. The accommodation includes a boot room, a dining room along side a lounge with an open fire, a kitchen, two bedrooms upstairs complimented by a bathroom on the first floor as well.

OUTSIDE

The space available outside is what makes this home undoubtedly special. Accessed through double gates onto a large gravel driveway with ample parking for multiple vehicles, the frontage is generous and provides direct vehicular access to the garage. There are beds to the front and a substantial rear garden that is predominantly laid to lawn with glorious trees and wonderful vistas over the surrounding countryside.

LOCATION

Aubourn is a small pretty village with a popular local pub and Aubourn Hall which hosts various events throughout the year. The neighbouring villages have local facilities and a selection of 'Good' Ofsted rated primary and secondary schools in close proximity. It is ideal for commuting with the A46 being accessible for travelling to Lincoln with its full range of facilities including a choice of well respected schools, shops, restaurants, the Cathedral quarter and leisure amenities. Also Newark Northgate has a fast rail link to London Kings Cross (approx 1 hr 20 mins).





SCHOOLS

Local primary schools include The South Hykeham Community Primary School, Witham St Hughes Academy and Manor Farm Academy . The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

SERVICES

The dwelling is centrally heated throughout (oil) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: B

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01522 716204

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01522 716204

E: info@mountandminster.co.uk

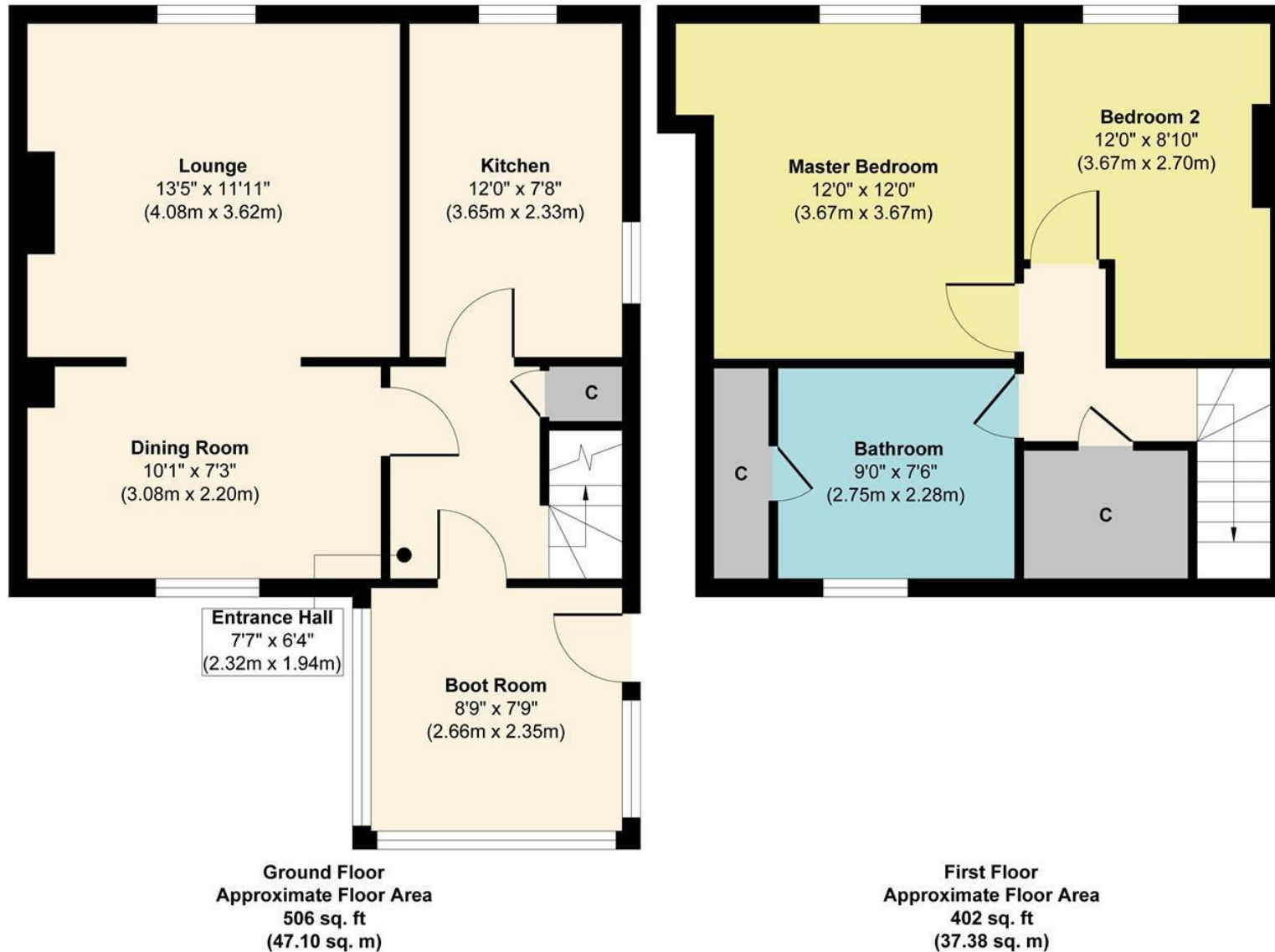
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





The Cottage, Aubourn



Approx. Gross Internal Floor Area 908 sq. ft / 84.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

