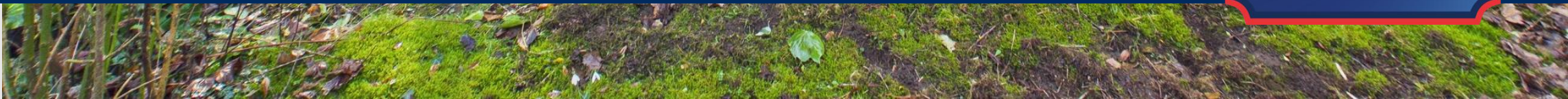




Rose Cottage

Church Lane, Mavis Enderby, Spilsby . PE23 4EF

BELL





Rose Cottage

Mavis Enderby

Rose Cottage is a charming cottage, enjoying beautiful views across rolling Lincolnshire countryside from a village-edge position opposite the Church in Mavis Enderby. South-facing, the property provides a cosy lounge, compact kitchen, bright conservatory and bathroom to the ground floor, with large bedroom, smaller second bedroom and storage above.

Complete with driveway parking, lawned rear garden and a detached studio / garden room, the property sits to a corner plot in this hamlet, just south of the designated Lincolnshire Wolds (seen from the garden). The property requires a scheme of updating and modernisation.

ACCOMMODATION

Entered to the front through uPVC double glazed door to:

Conservatory having uPVC double glazed windows to front, side and rear, patio door to rear aspect; tiled flooring, radiators, wall lights and power points. Door to:

Hallway with carpeted floor, carpeted staircase to first floor, radiator and wall lights. Doors to kitchen, bathroom and to:

Lounge having uPVC double glazed windows to front aspect; brick fireplace with Village stove inset, carpeted floor, radiator, ceiling and wall lights and power points.

Bathroom having uPVC double glazed windows to side and rear aspect; bath with shower over, pedestal wash hand basin and low level WC. Tiles to floor and walls, floor standing boiler, radiator and wall light.

Kitchen having uPVC double glazed window to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop, further countertop with breakfast bar with space and connections for fridge-freezer and washing machine, electric oven and hob. Tile effect flooring, ceiling light and power points.





First Floor - Landing with skylight to rear, carpeted floor, built in storage space. Doors to:

Bedroom 1 having uPVC double glazed windows to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light.

OUTSIDE

The property is situated to a south-facing, corner position with vehicle access from the side; an open driveway entrance opposite the Church leads to gravelled parking, alongside a brick and tile **Garden Room** with wood glazed door to side, windows to side and rear, stove, tiled flooring, lights and power.

The rear garden is laid to lawn with mixed hedged boundaries, enjoying a view from the rear across neighbouring grassland and rolling Lincolnshire Wolds hills beyond (photo below). The front garden is accessed on foot up a paved path, with a small hedged area to the front.

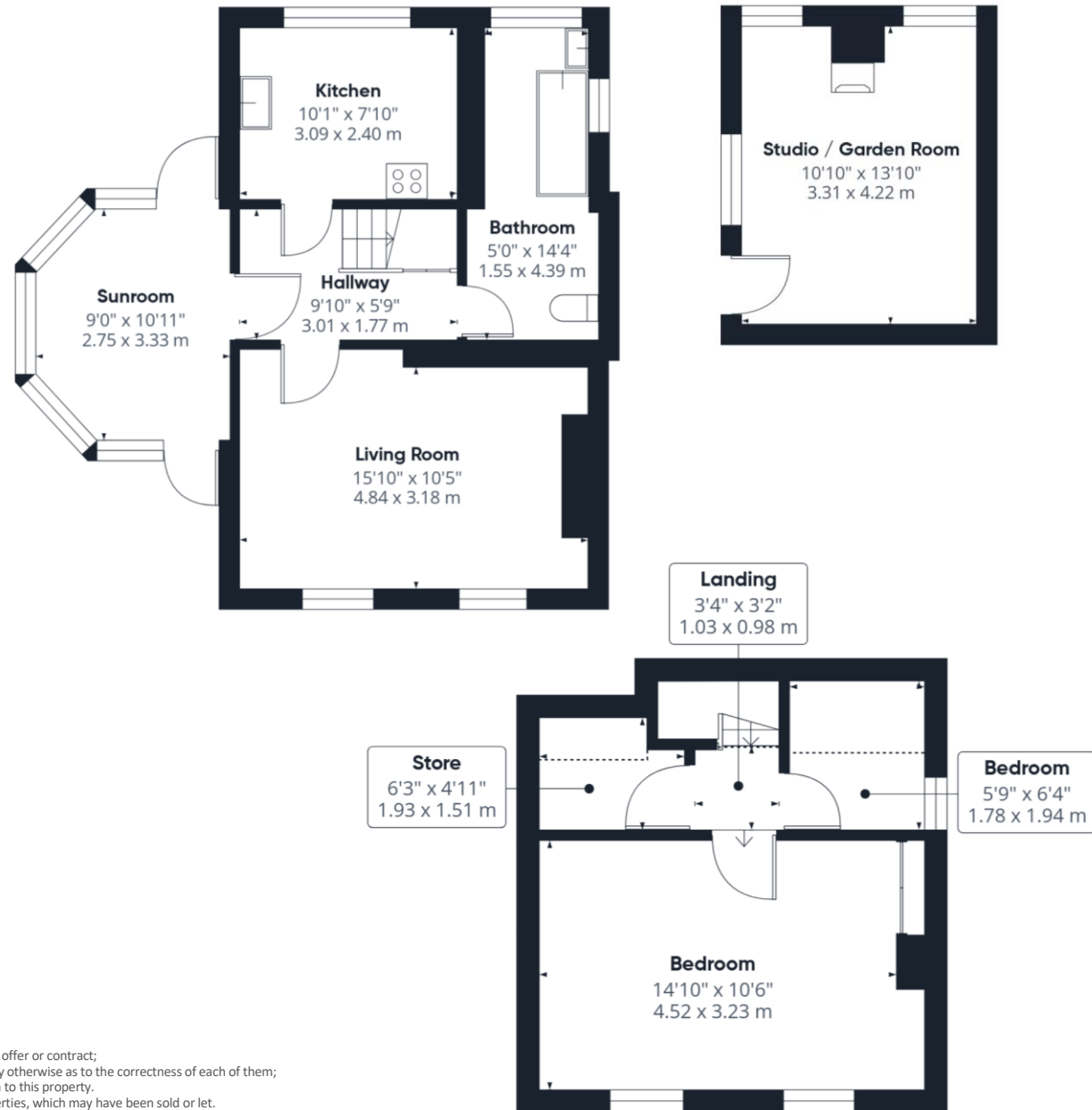
East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: E
Oil fired central heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 17.2.2026





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