



- Extended Period Cottage
- Four Bedrooms & Two Bathrooms
- Plot Set In The Lincolnshire Countryside
- Surrounded By Field Views Of Lincolnshire Cliff

- Fitted With Air Conditioning
- Two Reception Rooms & Utility Room
- Mains Gas & Drainage
- 11 Miles To Lincoln

The Old Gamekeepers Cottage, Kexby Road,
Glentworth, DN21 5DH
£285,000





This beautifully maintained semi-detached cottage, dating back to circa 1900, has been thoughtfully extended to create a spacious and versatile family home. The ground floor offers a choice of inviting living spaces, including both a lounge and a separate sitting room which features a cosy wood burner. At the heart of the home lies a traditional kitchen-diner that flows seamlessly into a sizeable utility room and a well-appointed ground floor bathroom, providing a practical layout that suits modern living while retaining its period charm. The upper floor comprises four well-proportioned bedrooms, the two generous doubles at the front boast picturesque, far-reaching field views. Impressively, the master bedroom comes with its own private en-suite shower room. The property is in excellent decorative order internally and benefits from recently added air conditioning, installed in 2024 with a seven-year guarantee. Outside, the property sits on a superb plot featuring an expansive lawn, a dedicated seating area, various outbuildings, and timber-built garages with corrugated roofs. The home is as practical as it is charming, offering front driveway parking and the distinct advantage of vehicular access to the rear, whilst enjoying the sun throughout the day and into the evening. Fully connected to mains gas and drainage with uPVC double glazing throughout, this extended character home offers a rare opportunity to purchase a property just 11 miles from Lincoln. Situated with field views of the Lincolnshire Cliff. Council tax band: C. Freehold.



Lounge

Having uPVC double-glazed windows to the front and side aspects, a radiator, and an air conditioning unit.

Sitting Room

12' 11" x 9' 11" (3.93m x 3.02m)

Wood-effect laminate flooring, a feature log burner, uPVC sliding doors to the front aspect, a radiator, stairs rising to the first floor, a wall-mounted consumer unit, and an electric meter. Access to:

Kitchen

16' 1" x 11' 1" (4.90m x 3.38m)

Having a range of base and eye level units with counter worktops and wooden cabinetry, a Belfast sink, fridge, oven, hob, and an extractor hood over, alcove storage, a uPVC double-glazed window to the side aspect, an internal window to the utility room, access to the utility room, half wood effect flooring split and half tiled effect flooring. Access to:

Downstairs Bathroom

7' 3" x 4' 11" min (2.21m x 1.50m)

Low-level WC, bath with a shower over, a pedestal hand wash basin unit, a uPVC double-glazed window to the side aspect, a radiator, and a feature skylight with a stained glass window.

Utility Room

11' 10" x 5' 11" (3.60m x 1.80m)

Space and plumbing for white goods, an external composite door to the side aspect leading onto the rear garden, a uPVC double-glazed integral window looking into the kitchen, and a gas central heating boiler - serviced October 2025.

First Floor Landing

Loft access - insulated. Access to bedrooms and en-suite.

Master Bedroom

13' 5" x 9' 3" (4.09m x 2.82m)

Having a uPVC double-glazed window to the front aspect, a radiator, a feature exposed brick wall, and an air conditioning unit. Access :

En-Suite Shower Room

10' 2" x 3' 2" (3.10m x 0.96m)

Having a uPVC double-glazed obscured window to the rear aspect, a shower cubicle with tiled surround, a pedestal hand wash basin unit, a low-level WC, a chrome heated hand towel rail, and an extractor fan.

Bedroom 2

12' 11" max x 10' 0" (3.93m x 3.05m)

Built-in storage cupboard, a radiator, and a uPVC double-glazed window to the front aspect.

Bedroom 3

7' 11" max x 11' 11" (2.41m x 3.63m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 4

8' 10" x 7' 8" (2.69m x 2.34m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and wood-effect laminate flooring. Currently having a gym-style arrangement.

Outside Rear

Laid to lawn area, fully enclosed with fenced and hedged perimeters, and a raised flowerbed arrangement. An additional gravelled area, a hardcore space utilised as a seating space. A selection of timber-built garages with corrugated roof, external vehicular access to the rear owned by the neighbouring property, with agreed vehicular and personnel rights of way. Two brick-built outbuildings.

Outbuilding One

Coming with an external water source, the former outdoor toilet, now being utilised for the washer dryer.

Outbuilding Two

Being used for storage.

Outside Front

Driveway parking with hedged perimeters to the front aspect.

Agents Note 1

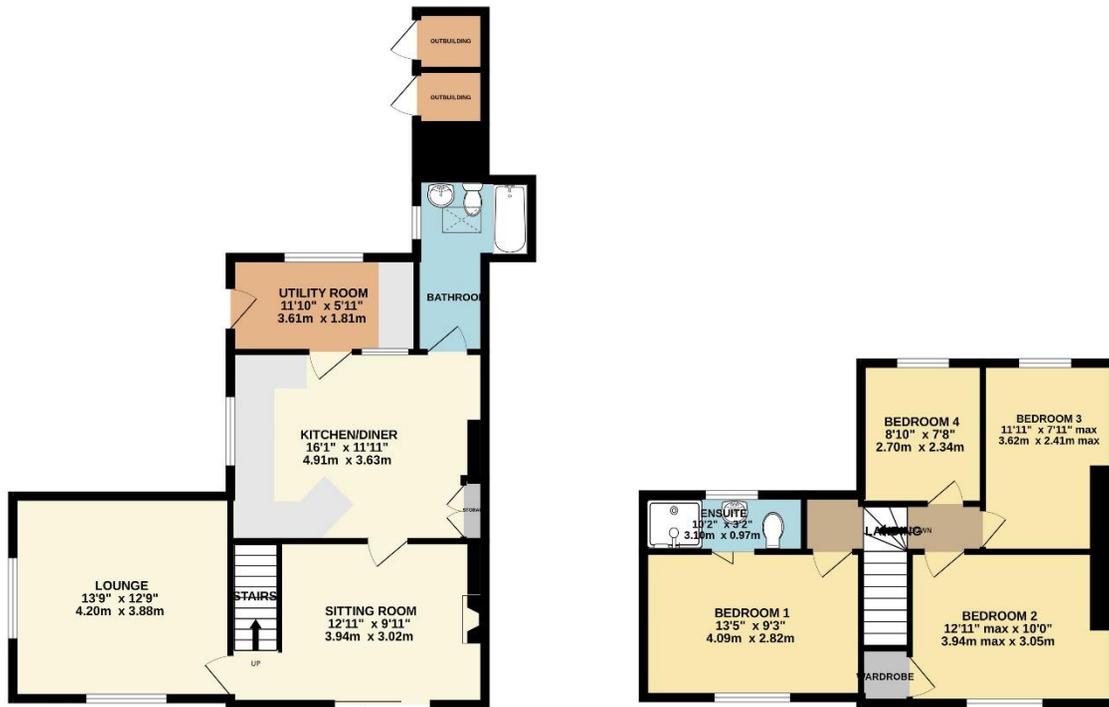
The property has gas central heating and mains drainage throughout.





GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE