



1 Cleveley's Cottage
Thimbleby, Horncastle. LN9

BELL



1 Cleveley's Cottage

Thimbleby

1 Cleveley's Cottage is a spacious, semi-detached, three-bedroom family home occupying a South-facing plot with a generous lawned garden; garaging, parking and outside stores. With versatile spaces throughout, the property provides a long, open-style living-dining room, kitchen, utility, bathroom and conservatory to the ground floor with three bedrooms and further shower room to the first.

Thimbleby is an attractive village, within two miles of the Georgian market town of Horncastle: home to an excellent range of local amenities including supermarkets, post office, leisure facilities, doctor's surgery and primary, secondary and grammar schools.

The property is offered to market with
NO ONWARD CHAIN!

ACCOMMODATION

Lounge - Dining Room having uPVC double glazed windows to front and side aspects; wood effect flooring, carpeted staircase to first floor, radiators, ceiling lights and power points. Doors to utility and to:

Kitchen having uPVC double glazed window to rear aspect; a range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to square edge worktop with space and connections for upright fridge-freezer and under counter slimline dishwasher, Rangemaster cooker. Wood effect flooring, ceiling light and power points. Patio door to:

Conservatory having uPVC double glazed windows to sides and rear, French doors to rear aspect; wood effect flooring, radiator and wall lights.

Utility having uPVC double glazed window to rear aspect; roll edge worktop with storage unit and space and connections for washing machine and dryer beneath, glazed units above, wood effect flooring and ceiling light. Door to:





Bathroom having uPVC double glazed obscure window to rear aspect; free standing bath on ball and claw feet with shower attachment, wash hand basin to shelved unit and low level WC. Heated towel rail, door to storage cupboard, wood effect flooring, tiled walls and ceiling light.

First Floor Landing with carpeted floor, radiator, ceiling lights and power points. Doors to shower room and bedrooms.

Bedroom Two with uPVC double glazed tilt shift window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom One having uPVC double glazed tilt shift window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom Three with uPVC double glazed window to rear aspect; carpeted floor, radiator, built in wardrobe space, ceiling light and power points.

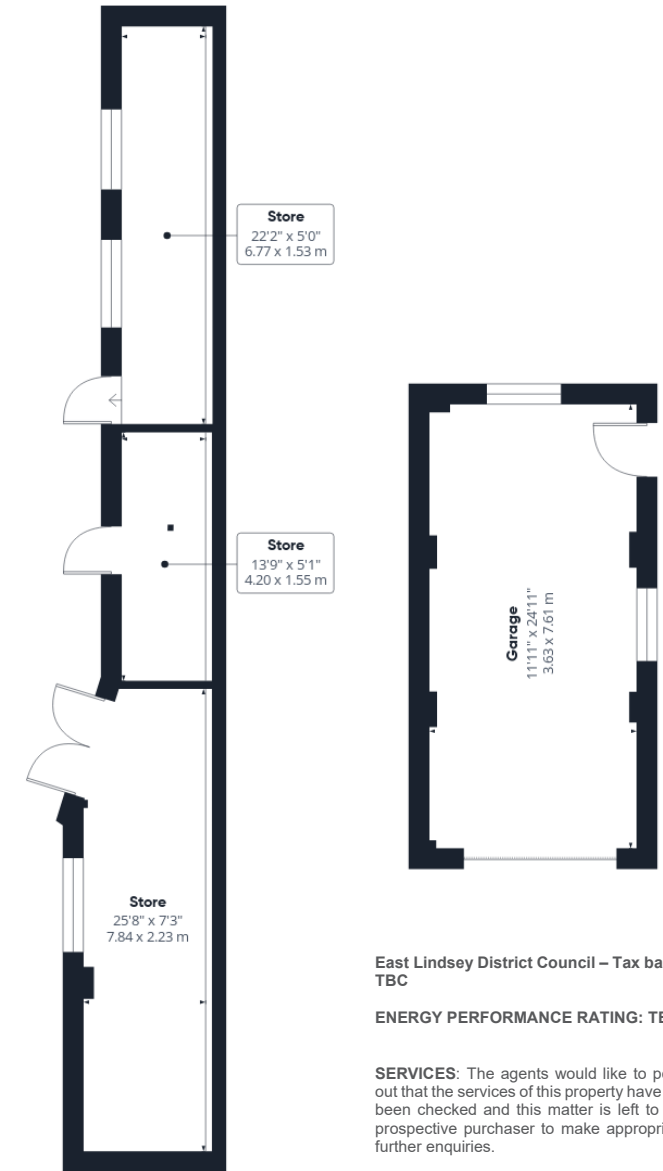
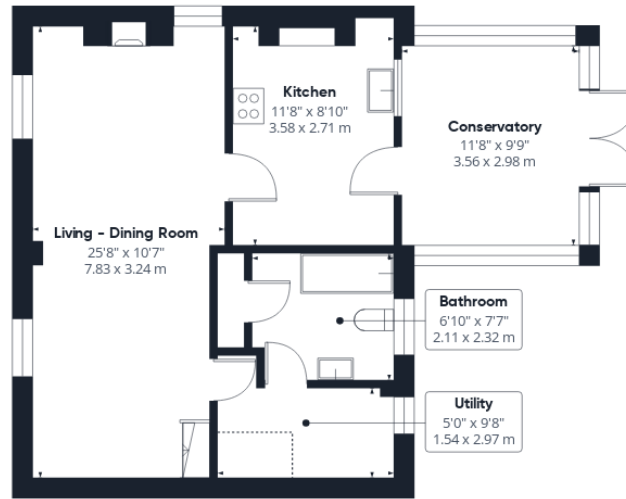
Shower Room having uPVC double glazed obscure window to rear aspect; shower cubicle, pedestal wash hand basin and low level WC. Wood effect flooring, tiled walls, heated towel rail and ceiling light.

OUTSIDE

The property is approached via a hard standing driveway, with gravelled space alongside, leading down to the **Double length Garage** with roller shutter door, uPVC double glazed windows to side and rear, patio door to side, light and power.

The rear garden is lawned, with brick stores at the rear and a seating area





East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: TBC

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.
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