



BRADLEY JAMES

ESTATE AGENTS



The Old Cottage Northons Lane, Holbeach, Spalding, PE12 7PZ

Asking price £350,000

- GRADE 2 LISTED
- THREE BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- KITCHEN DINER
- LOG BURNER
- OFF ROAD PARKING
- STUNNING COUNTRYSIDE COTTAGE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- REAR GARDEN WITH FIELD VIEWS
- WALKING DISTANCE TO LOCAL AMENITIES

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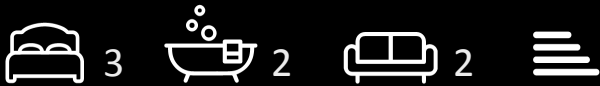
GRADE II LISTED DETACHED COTTAGE

Bradley James Estate Agents are proud to offer For Sale this beautiful Grade II Listed DETACHED COTTAGE, built in 1758. The cottage is ideally positioned on a non-estate plot with open field views to the rear.

Internally the property has a wealth of character, creating a warm and inviting family home. The ground floor accommodation has two double bedrooms with an adjacent downstairs bathroom suite, with the separate sitting room having stairs leading off to bedroom one with its vaulted ceiling, feature exposed beams and its en-suite. Then continuing along the hallway is the lounge with its feature multi-fuel burner. Both reception rooms benefit from being double aspect allowing enjoyment of the field views to the rear. Completing the downstairs accommodation is the character older style kitchen/diner and the utility/boot room adjacent.

Externally the cottage has gravelled off-road parking for two vehicles, but has the potential to be extended if needed. The side gate accesses the rear garden which benefits from open field views to the rear. There are several patio seating areas, a summerhouse also benefits from having a seating area, and with views over the sunken pond and fields. In addition the garden houses a poly-tunnel for growing vegetables or flowers and storage sheds behind the poly-tunnel. This is an ideal garden, for any keen gardener!

The property is situated at the end of a country lane and is round a 5-10 minute walk to Holbeach's local amenities, which include the local Primary & Secondary Schools, Tesco and a variety of independent shops, along with having road links to the A17 connecting you to Norfolk, Spalding, Boston and Lincoln.



Council Tax Band: C



Entrance Hall

The entrance hall is long in length and continues all the way through to the lounge, bedrooms and the kitchen. Having a radiator, power points and bespoke wooden single glazed windows to the front aspect.

Downstairs Bathroom

Positioned next to the downstairs bedrooms and having a bespoke wooden obscured single glazed window to the front, 'P' shaped panel bath with a mixer tap and a built-in mixer shower over, W.C with a push button flush, pedestal washbasin with a mixer tap over, half-height tiled walls, radiator, solid wood flooring and extractor fan.

Bedroom 3

12'4 x 10'2

Being double aspect and having bespoke wooden single glazed windows to the side and rear, radiator, power points, and skimmed ceiling.

Bedroom 2

12'6 x 12'0

Bespoke wooden single glazed window to the rear, radiator, power points and skimmed ceiling.

Double Aspect Sitting Room

15'7 x 13'0

Bespoke single glazed wooden window to the front and rear, stairs leading off to the first floor accommodation, radiator, power points, TV point, wall lights and exposed beams.

Note : If used as a dining room and extending slightly into the hallway, then the measurement would be 18'3".

Double Aspect Lounge

13'0 x 11'4

Bespoke single glazed wooden window to the front and rear, multi-fuel burner, radiator, power points, TV point, wall lights and exposed beams.

Double Aspect Kitchen/Diner

15'0 x 13'7

Bespoke single glazed wooden windows to the front and rear, wooden door to the rear, solid wood base and eye level units with a work surface over, sink and drainer with a mixer tap over, a Range double oven with a separate grill and a five burner gas hob, integrated dishwasher, tiled splash backs, tiled floor, radiator, power points and loft hatch.

Utility/Boot Room

13'4 x 7'0

Being double aspect with bespoke wooden windows to the front and rear, base units with a work surface over, a wall mounted boiler, space and plumbing for a washing machine, space and point for an American fridge/freezer, radiator, power points, tiled floor and loft hatch

Bedroom 1

19'0 x 13'3

Bespoke wooden single glazed window to the rear with field views, vaulted ceiling with exposed beams, real wood flooring, radiator, power points, TV point and part restricted head height.

En-suite

Bespoke wooden obscured single glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower over and a shower curtain, W.C with a push button flush, pedestal washbasin with taps over, real wood flooring, tiled splash backs, radiator, extractor fan, vaulted ceiling, exposed beams, inset shelving and airing cupboard.

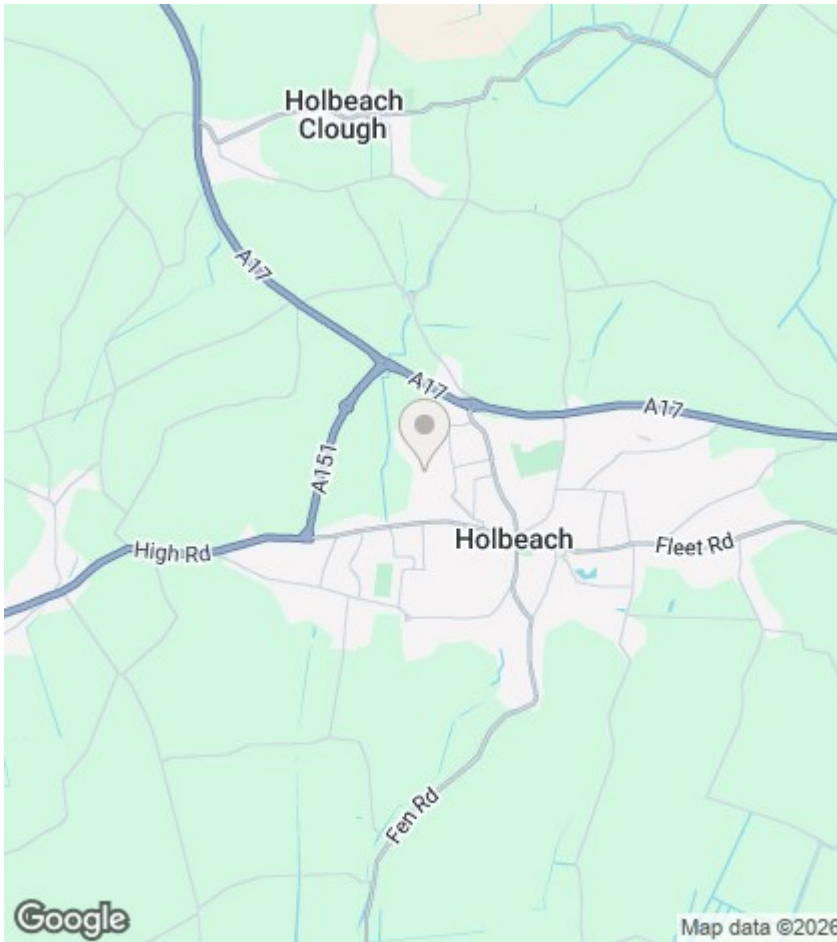
Outside

The front of the property has a small laid to lawn area with shrub borders. The off-road parking is situated to the right hand side of the cottage. The property is enclosed by panel, picket and wire fencing, with a patio seating area adjacent to the kitchen, along with the oil tank and a variety of mature trees. There is a further patio seating area spanning across the rear of the property, with some raised brick flowerbeds, having mature shrubs and trees, in addition to having further well established shrub and plant beds and a poly-tunnel. The second section of the garden benefits from having field views, with a god sized sunken pond, with the rest then being laid to lawn, a summerhouse, a patio seating area. A storage shed and a log store is situated behind the poly-tunnel, with a further storage area in the garden.

The off-road parking to the front of the property is gravelled and provides parking for two vehicles, although there is the potential to extend this if needed.






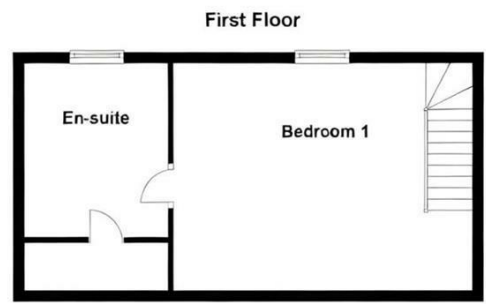
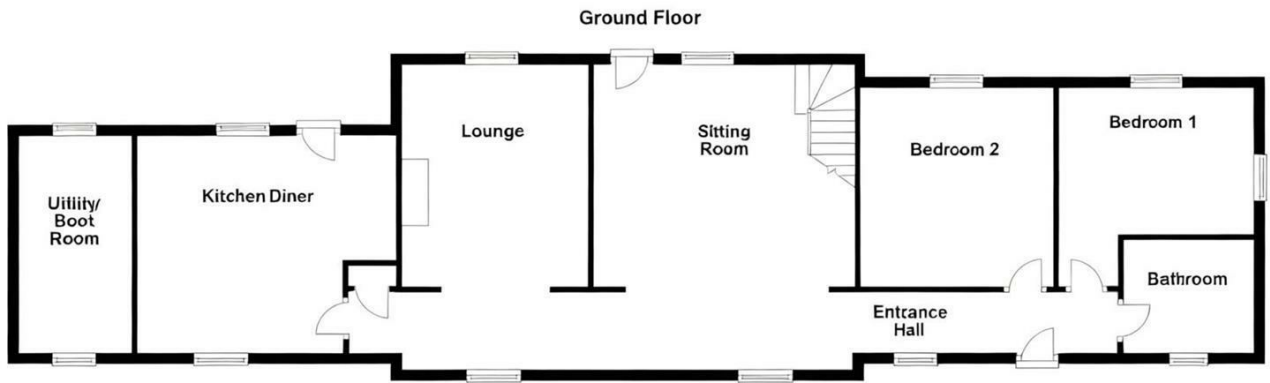


Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plans produced using PlotUp.