



Birchwood Cottage
Skegness Road, Partney, Spilsby, Lincolnshire. PE23 4PY







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Skegness Road, Partney

Birchwood Cottage is a generous, modern, three-bedroom family home; with a beautiful south-facing rear garden to a village-edge position on the fringe of the Lincolnshire Wolds (a designated National Landscape). With views over neighbouring farmland, the property is excellently appointed and presented.

Accommodation comprises: an entrance hallway leading through to Lounge (with log burning stove), cloakroom and dining room – open to the kitchen, with patio doors to the rear and a useful utility store. The first floor provides three bright bedrooms, including a master to the rear, and family bath and shower room. The property is complete with a single detached garage.

Partney is a small village with primary school, public house and village hall, three miles North of the well-serviced market town of Spilsby.



ACCOMMODATION

Hallway with composite front entrance door, tile effect flooring, carpeted stairs with oak spindle and balustrade to first floor, radiator and ceiling light. Doors to ground floor accommodation to:

Lounge having uPVC double glazed sash window to front aspect; multifuel stove to exposed brick surround with oak mantle, tiled hearth, carpeted floor, TV points, ceiling light and power points.



Dining Room having uPVC double glazed sash window to side, French doors to rear aspect; tile effect flooring, radiator, ceiling light and power points. Door to utility, open to:

Kitchen having uPVC double glazed sash windows to side and rear aspects; modern units to base and wall levels, 1 1/2 bowl Blanco sink and drainer to roll edge wood effect worktop, Neff oven and grill, induction hob beneath extractor and integrated fridge-freezer, dishwasher. Tile effect flooring, ceiling spot lights, radiator and power points.

Utility having storage units to walls, roll edge wood effect worktop with space and connects beneath for washing machine, tile effect flooring, ceiling light and power points.

Cloakroom comprising corner wash hand basin, low level WC, tile effect flooring and ceiling light.

First Floor

Gallery Landing with carpeted floor, loft access hatch, built in cupboard housing the water cylinder and ceiling light. Doors to first floor accommodation.

Bedroom 1 having uPVC double glazed sash window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure sash window to side aspect; Bath with board surround, shower cubicle with board surround; monsoon and regular shower heads over, low level WC and wash hand basin to storage unit with roll edge counter top. Tile effect flooring, heated towel rail and ceiling light.

Bedroom 2 having uPVC double glazed sash window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

The property is accessed up a wide, gravel driveway, providing ample parking and turnaround space for multiple vehicles and continuing to a covered parking space and the **Garage** with electric up and over door to front, light and power.

A gate from the front leads to the child and pet friendly, secure rear garden: initially laid to paved patio seating which leads around the back of the property, facing south. The garden continues with a landscaped lawn, stepping stone path running down to the corner, timber framed Summerhouse with further covered seating space to the opposite corner.

With gravelled sleeper-edged and other flowerbeds providing colour throughout, the garden is complete with a large timber store, screened-off storage space and vegetable patch.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B
Oil fired 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

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