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Dell Cottage, Buslingthorpe



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When it comes to
property it must b


lovelle



£590,000

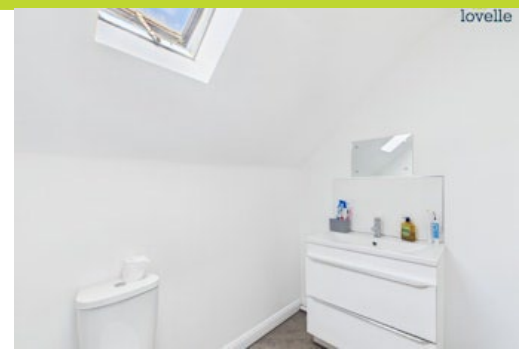


Rare opportunity to complete an impressive 4 Bedroom detached residence set within 1 Acre - Extensive remodelling undertaken, with a quadruple garage, and expansive family living accommodation

Key Features

- Spacious Detached House
- Approx 1 Acre Plot
- Extensions started will require finishing
- Flexible Accommodation
- 3 Reception Rooms, Kitchen, Utility
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating D
- Tenure: Freehold





Rare opportunity to complete an impressive 4 Bedroom detached residence set within 1 Acre - Extensive remodelling undertaken, with a quadruple garage, and expansive family living accommodation. An exceptional opportunity to acquire a substantial four-bedroom detached residence occupying an impressive plot of approximately one acre. Having undergone an extensive programme of extension and remodelling, the property offers the framework for a superb family home of considerable size and versatility. The proposed accommodation extends to include a stunning open-plan kitchen, dining and living space, separate living room, family room, utility room and ground floor WC. To the first floor, plans provide for four well-proportioned bedrooms, including an impressive principal suite with dressing room and en-suite facilities, together with a family bathroom. Approached via an extensive private driveway, the property enjoys a high degree of privacy and benefits from a substantial four-car garage, providing excellent storage, workshop potential or secure parking. Whilst significant works have already been undertaken, the property is being offered in its current unfinished state and will require completion by the incoming purchaser. This presents a rare opportunity for buyers to finish the project to their own specification and create a bespoke family home without the need to undertake the major structural works already completed. Set within grounds extending to approximately one acre, this unique property combines space, privacy and outstanding potential, making it ideal for developers, self-build enthusiasts or families seeking to create their dream home. Viewing is highly recommended to appreciate both the scale of the accommodation proposed and the exceptional opportunity on offer.

Situation

Buslingthorpe is a picturesque rural hamlet situated in the heart of the Lincolnshire countryside, offering an enviable blend of tranquillity, privacy and accessibility. Surrounded by open farmland and rolling countryside, the village provides a peaceful setting whilst remaining conveniently located for commuting and everyday amenities. The nearby villages of Faldingworth and Wickenby offer local facilities, whilst the historic market town of Market Rasen and the Cathedral City of Lincoln provide a wider range of shopping, leisure and educational amenities. Excellent road connections are available via the nearby A46, offering straightforward access to Lincoln, Newark and the surrounding areas.

Kitchen

2.85m x 7.06m (9'5" x 23'2")

a range of fitted wall and base units, space for 'Range' style cooker, double Belfast sink, integrated dishwasher, tiled splash backs, tiled flooring, pantry cupboard, cloak cupboard, space for fridge freezer, 2 radiators and uPVC French doors to rear

Lounge Diner

7.17m x 2.95m (23'6" x 9'8")

uPVC French doors, 2 double glazed windows to rear aspect, double glazed window to side aspect, radiator and 3 sky lights

Snug

3.62m x 4.41m (11'11" x 14'6")

wood flooring, radiator, feature fireplace with dual aspect log burner

Dining Room

3.55m x 8.99m (11'7" x 29'6")

double glazed window to front aspect, double glazed window to side aspect, 2 radiators, wood flooring and feature fire place with dual aspect log burner

Utility

2.85m x 2.81m (9'5" x 9'2")

a range of fitted wall and base units, wall mounted gas boiler, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, tiled flooring, heated towel rail, double glazed window to front aspect and composite entrance door

WC

1.63m x 0.86m (5'4" x 2'10")

low level WC, hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to side aspect

Landing

1.08m x 5.16m (3'6" x 16'11")

radiator, wood flooring and fitted storage

Bedroom 1

5.2m x 2.93m (17'1" x 9'7")

double glazed window to front aspect, radiator, wood flooring and fitted storage

Ensuite

1.56m x 3.19m (5'1" x 10'6")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, splash backs, laminate flooring, heated towel rail and skylight

Bedroom 2

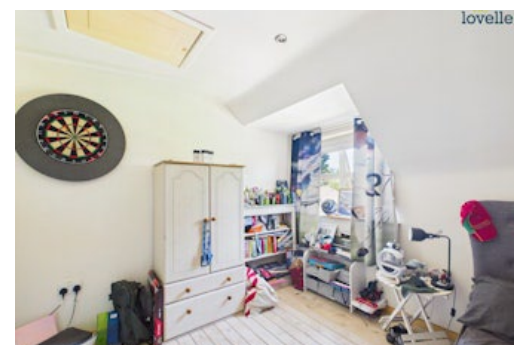
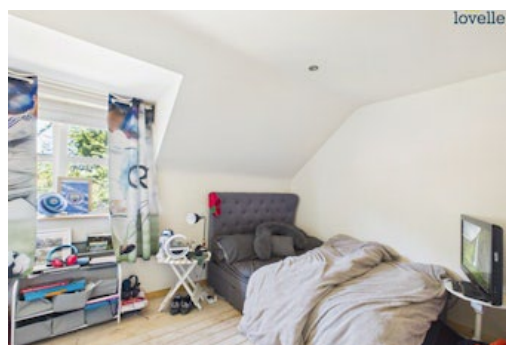
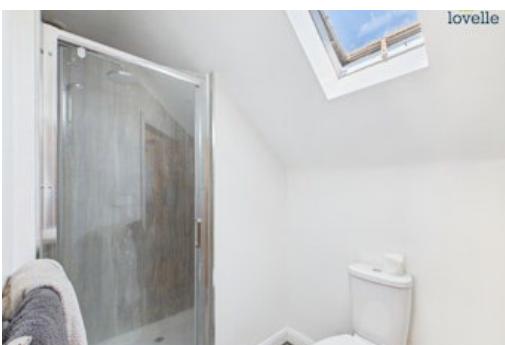
3.64m x 4.43m (11'11" x 14'6")

double glazed window to front aspect, radiator, skylight, and wood flooring

Bedroom 3

2.91m x 3.62m (9'6" x 11'11")

double glazed window to front aspect, radiator and roof void access





Bedroom 4

2.4m x 3.43m (7'11" x 11'4")

double glazed window to rear aspect and radiator

Bathroom

2.79m x 4.55m (9'2" x 14'11")

4 piece suite comprising low level WC, vanity hand wash basin, freestanding bath, shower cubicle, tiled splash backs, wood flooring, heated towel rail, double glazed window to side aspect and double glazed window to front aspect

Gardens

occupying a generous plot of approximately 1 acre. Being mostly laid to lawn, with paved patio area, and an abundance of mature trees, bushes and shrubs as well as brick built outbuildings including a coal shed

Garages

11.24m x 5.87m (36'11" x 19'4")

2 double garage with electric roller doors, power, lighting side entrance door and store room to the rear.

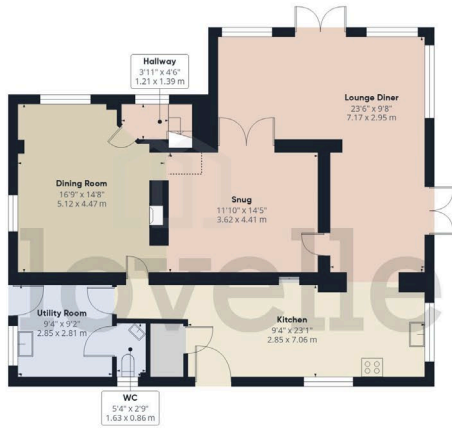
Driveway

extensive gravelled 'in&out' driveway providing ample off street parking for a large number of vehicles

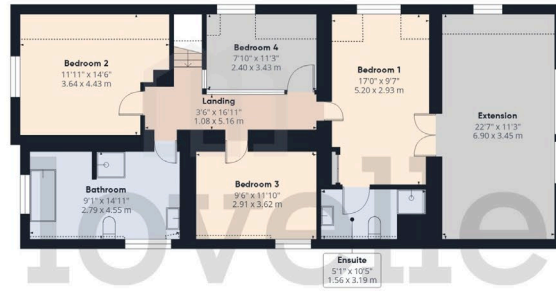
Agents Notes

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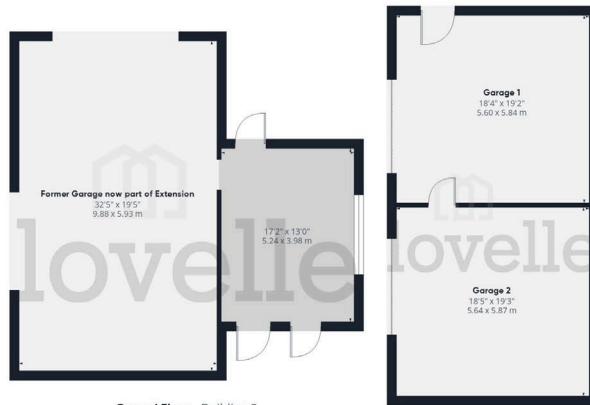




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

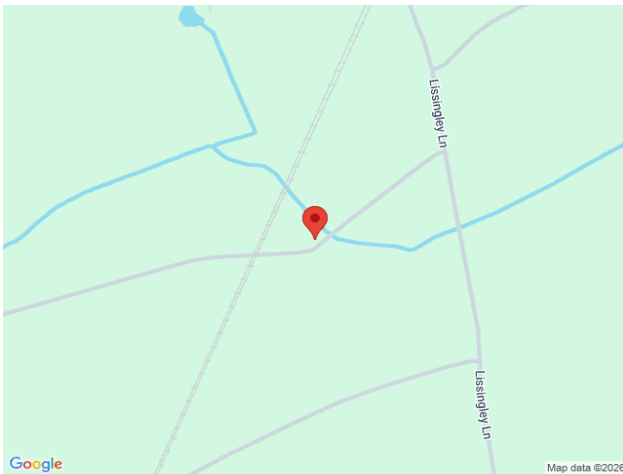
Approximate total area⁽¹⁾
 3707 ft²
 344.5 m²

Reduced headroom
 107 ft²
 9.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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