Lincoln Lane, Thorpe-on-the-Hill, Lincoln

Offers In Excess Of £200,000

MARTIN&CO

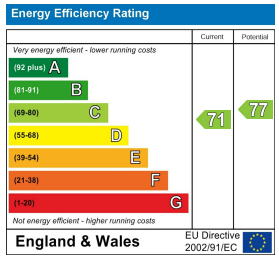
Lincoln Lane, Thorpe-on-the-Hill, Lincoln

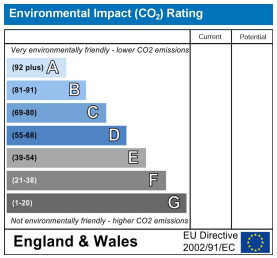
Bungalow - Semi Detached

2 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- Beautiful Character Cottage
- Exposed Beams and Vaulted Ceilings
- Open Plan Living
- Driveway Parking
- Enclosed Courtyard
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - B





Two bedroom character cottage with a contemporary twist, situated within the popular village of Thorpe-on-the-Hill. Comprising internally of a porch, open plan living diner, fitted kitchen, four piece bathroom and two bedrooms. Driveway parking and an enclosed courtyard. Sold with no onward chain.

This beautiful character cottage was previously used for approximately 80 years as a milking parlour for a large herd of dairy cows. They were kept nearby in the adjoining crew yard (now Holme Close) during the winter and turned out in the summer to graze in paddocks around the village. Next to the parlour was the milk bottling plant where the milk was delivered to neighbouring villages with excess being collected and taken to Lincoln Coop Dairy. When milk prices dropped, the herd was sold and the building ceased as a milking parlour. Planning permission was granted in 2002 for change of use to offices, followed by a further application for change of use to two dwelling in 2014.

Thorpe on the Hill is located approximately a mile from the A46 offering convenient access to both Lincoln and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing. The local parish coordinate village events, plus there is a regularly held community cafe. Whisby Nature

Park is only a short distance away offering walks, exhibitions, cafe and a shop.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

Porch
5'11" x 4'11"
PVC entrance door and side windows, quarry tile flooring, radiator, exposed brickwork and a light fitting. Further glazed wooden door gives access to the living space.

Open Plan Living Diner
22'3" x 12'5"
Beautiful open plan space, making the most of the original features with the exposed beams and vaulted ceilings giving an insight into the properties history. Wood effect laminate flooring, Velux windows, two radiators, digital thermostatic control and ceiling lighting.

Kitchen
11'7" x 10'0"
Base and eye level units with laminated work surfaces, matching upstand and an inset composite sink and drainer. Fully fitted to include an oven with electric hob and extractor over, integrated dishwasher and washing machine plus further space for a fridge freezer. Wood effect laminate flooring, radiator, light fitting, PVC front facing window and the Horstmann digital boiler controls.

Bathroom
10'2" x 8'6" (max measurements).
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a double cubicle with mains thermostatic shower. Tiled flooring, PVC side window and a further Velux window, heated towel rail, light and extractor.

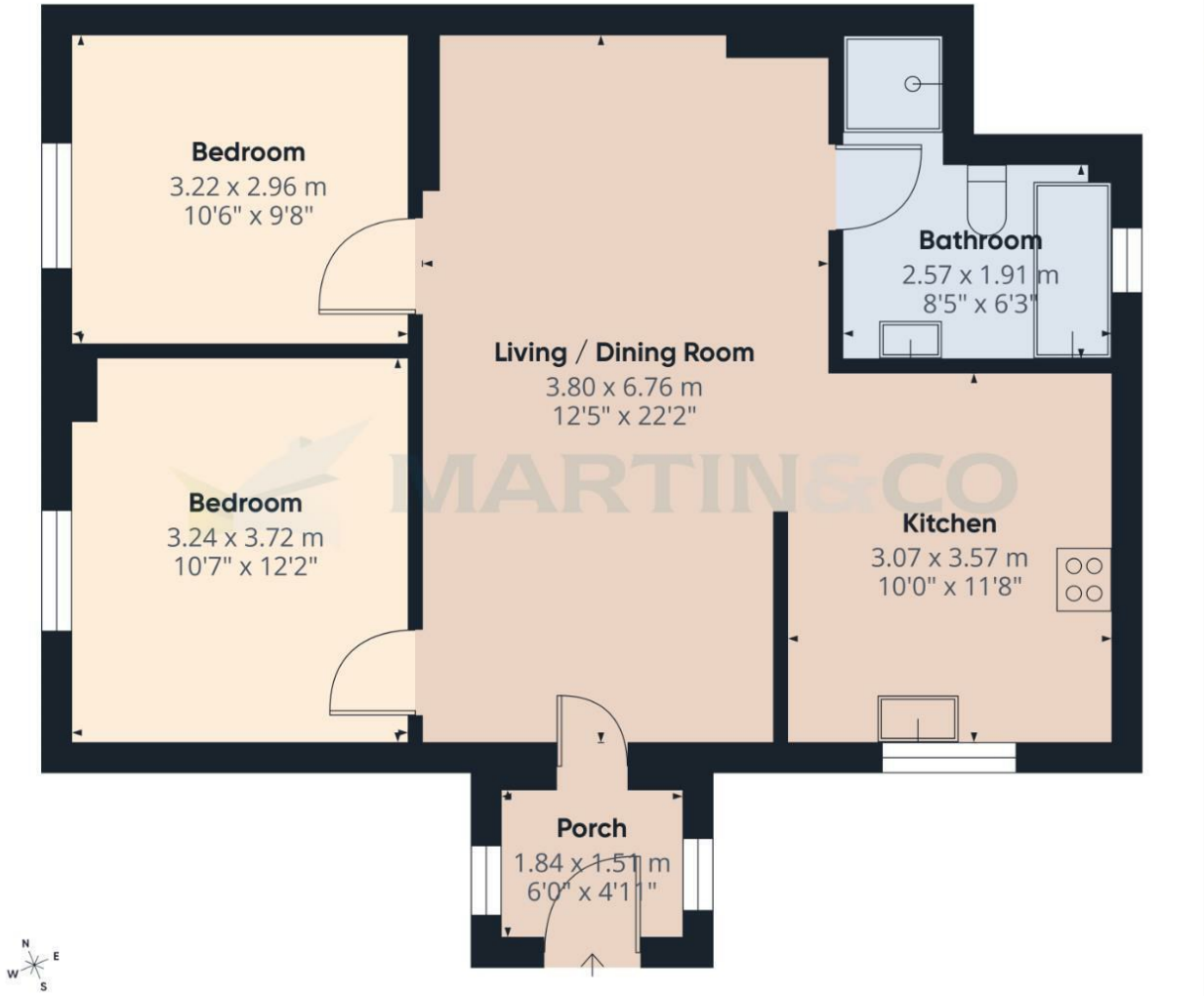
Bedroom
10'6" x 9'8"
PVC side window and further Velux window, wood effect laminate flooring, wall lighting and a radiator.

Bedroom
12'2" x 10'7"
PVC side window and a further two Velux windows, wood effect laminate flooring, fitted wardrobe, wall lighting and a radiator.

Outside
To the front is a tarmac driveway for multiple vehicles to park off road. Entering via the gate beyond the walled perimeter is a small enclosed courtyard, tarmac for low maintenance with a decorative slate filled planter. Oil central heating boiler and tank are accessed here. Further benefitting from lighting and a water supply. The wooden garden shed is included within the sale.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

MARTIN&CO



MARTIN&CO

Approximate total area(1)
64.8 m²
697 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
http://www.martinco.com

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman