



Green Lane Cottage Green Lane Cottage, Sleaford
£367,000 **Freehold**

QUENTIN
MARKS



Key Features

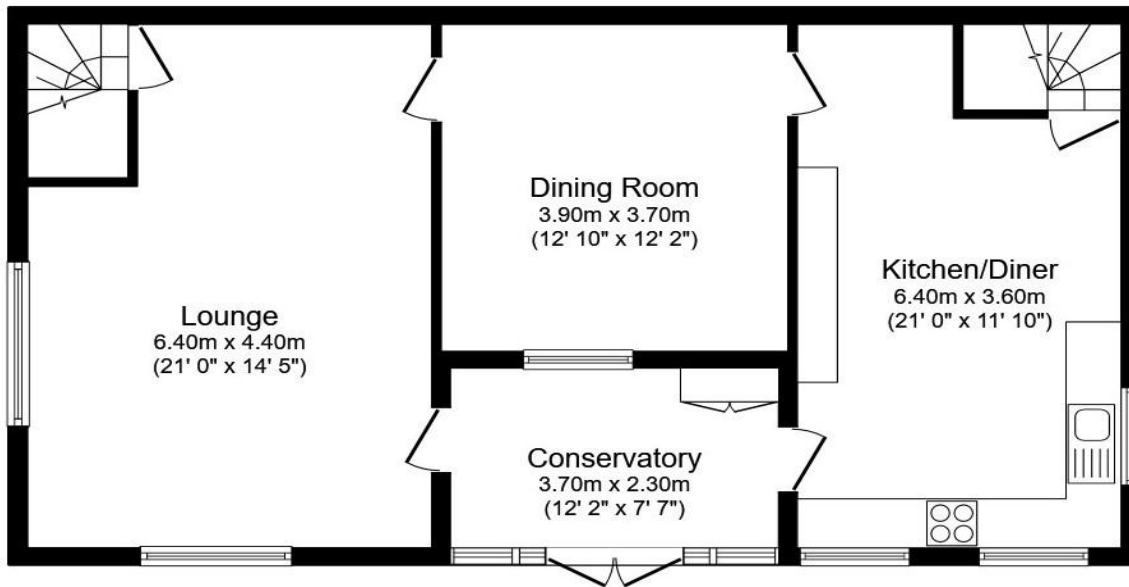


- Detached Stone Property
- Lounge + Dining Room
- One Fifth Acre Plot
- Overlooks Open Fields
- 3 Bedrooms

Green Lane Cottage is a charming, period stone built property set beneath a traditional pantiled roof. Thoughtfully extended, it offers characterful living accommodation rich with original features, including exposed beams and stonework.

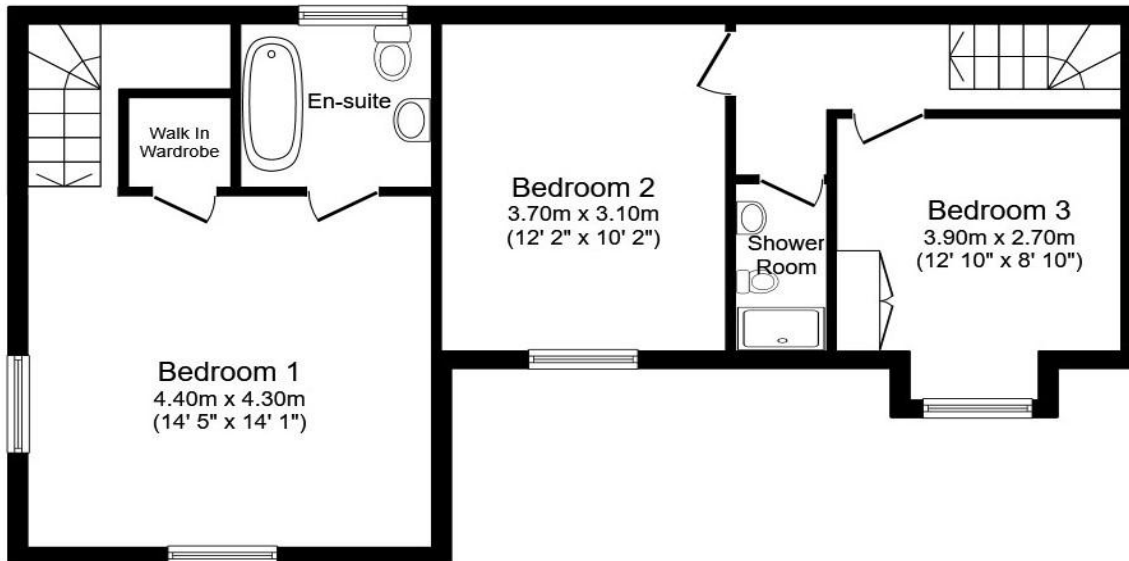
The property is accessed via a conservatory-style entrance hall, with Welsh slate flooring, which also serves as a practical utility space. The breakfast kitchen with oak flooring is well-proportioned and fitted with an extensive range of units, making it ideal for both everyday living and entertaining. The Kitchen leads through to a dining room with Russian oak flooring, featuring a cast-iron open fireplace, then leading to a large lounge with a lighter solid oak flooring, offering versatile living space with twin aspect windows.





Ground Floor

Floor area 76.1 sq.m. (819 sq.ft.)



First Floor

Upstairs, there are three generously sized bedrooms. The master bedroom benefits from a large walk-in cupboard and a beautifully appointed en-suite with a roll-top bath. A separate shower room serves the remaining two bedrooms.

Formerly a keeper's cottage, the property includes a brick-built outbuilding with two distinct sections, offering excellent potential for a home office, workshop, or studio.

Occupying a generous one-fifth of an acre plot on the edge of the picturesque conservation village of Newton, the cottage enjoys open views over unspoilt countryside. There is also the option to purchase additional land of approximately 0.87 of an acre available by separate negotiation with the land agent for Welby Estates.

Green Lane Cottage is offered for sale with no onward chain, and early viewing is highly recommended to appreciate the unique charm and potential of this delightful rural home.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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