



Wold Cottage Mill Lane Burgh-on-Bain Market Rasen LN8 6JZ

£390,000

JOHN TAYLORS
EST. 1859

A larger than average semi-detached house set in the highly sort after Lincolnshire Wolds village of Burgh -on -Bain, located within a Designated Area of Outstanding Natural Beauty. The property enjoys an enviable rural setting with attractive views, while remaining within easy travelling distance of the popular market towns of Louth, Market Rasen and Horncastle, together with the excellent road links to Lincoln.

The home offers versatile and well proportioned accommodation, ideal for modern family living or home working. The property has been significantly improved by the current owners, creating a welcoming and flexible living environment throughout.

Externally, the house benefits from a large garage and useful outbuildings, providing excellent storage or potential workshop space. The delightful, well established gardens are a particular highlight, offering privacy colour and enjoyment throughout the seasons along with lovely countryside outlooks.

Rooms

Entrance Hall

With composite double glazed front entrance door and uPVC double glazed side windows, built-in storage cupboard, radiator and understairs storage cupboard.

Lounge

With open fireplace housing solid fuel stove with timber shelf over and sandstone hearth, radiators, decorative ceiling beams, uPVC double glazed window with attractive views over the neighbouring countryside. Minimum width measurement. 22'3" x 11'8" (6.82m x 3.6m)

Dining room

With uPVC double glazed window to front & side elevations, radiator, coved ceiling, door through to breakfast kitchen. 13'1" x 11'4" (4m x 3.49m)

Breakfast room Area

The breakfast room area of the open plan breakfast kitchen has a uPVC double glazed window, composite side entrance door, radiator and wood flooring.

11'4" x 11'3" (3.49m x 3.45m)

Kitchen Area

The kitchen area has a modern fitted shaker style kitchen comprising of wall and base cupboards, granite effect worktops, PVC sink with drainer board and mini sink, tiled splash backs, space for a dishwasher, integrated Zanussi electric oven, space for a fridge freezer, Grant oil fired central heating boiler and timer control, uPVC double glazed windows with views over the garden and neighbouring countryside. 12'7" x 11'3" (3.88m x 3.47m)

Ground Floor Bathroom

With modern suite comprising of panelled bath and shower over, modern vanity wash basin and WC with concealed cistern, tiled splash-backs, chrome heated towel rail/radiator, extractor fan.

6'4" x 5'8" (1.97m x 1.79m)

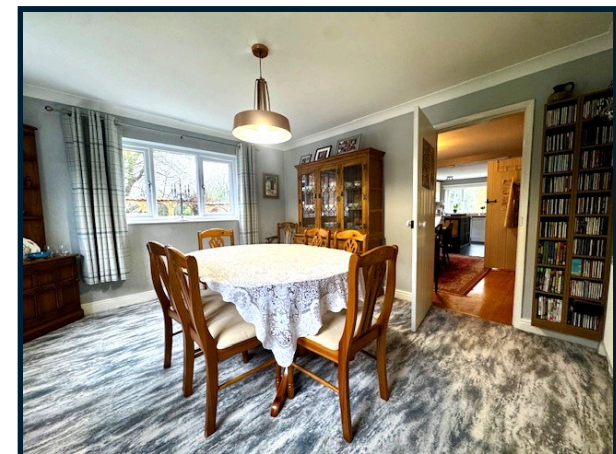
Stairs To First Floor Landing

This spacious landing area could be used as an office and comprises of built-in cupboards & book shelving, radiator.

Bedroom 1

This large bedroom comprises of built-in wardrobe and fitted wardrobes, uPVC double glazed window with views over the garden and countryside beyond, two smaller uPVC double glazed windows to side elevation, radiator, built-in storage cupboard.

16'4" x 11'4" (5m x 3.48m)



En-Suite Shower Room

With splash board lined shower cubicle having electric shower, close couple toilet, modern vanity wash basin, extractor fan and tiled splashback.

Inner Landing

With coved ceiling and fitted bookshelf.

Bedroom 2

With feature fireplace having cast iron grate and marble and slate surround, elongated radiator and uPVC double glazed windows with attractive views of open countryside beyond. Minimum width measurement.

12'8" x 12' (3.93m x 3.67m)

Bedroom 3

With built-in airing cupboard housing hot water cylinder, radiator, uPVC double glazed windows to rear and side elevations enjoying attractive views over the garden and countryside. Maximum width measurement.

12'8" x 11'5" (3.93m x 3.52m)

Utility Room

With ceramic sink having drainer board and mini sink, cupboard below, wood block worktop, tiled splash back, plumbing for automatic washing machine, further fitted base cupboard and wood block worktop, space for a dryer, radiator, uPVC double glazed window. Maximum measurements. 7'8" x 7'4" (2.4m x 2.26m)

Bathroom

With large walk-in shower having electric shower and splash boarding, modern vanity wash basin, close couple toilet, radiator, chrome heated towel rail/radiator, fitted shelving, uPVC double glazed window. Minimum width measurement. 11'2" x 7'6" (3.43m x 2.34m)

Stairs To Second Floor Landing

With access into eaves space.

Bedroom 4

With access to eaves space, radiator, uPVC double glazed window having views over the garden, built-in cupboard, and door providing access to:

13'4" x 7'7" (4.09m x 2.35m)

Bedroom 5

With radiator, built-in recess, uPVC double glazed window having views over the village. 13'8" x 11'7" (4.23m x 3.58m)

Outside

The attractive gardens include a long concrete driveway leading to the garage, multitude of raised flower beds, paved patios and seating areas, ornamental pond, Italianate style brick arched garden wall feature. modern PVC oil storage tank, shaped lawns, semi mature trees, glass greenhouse, and open countryside beyond.

Double Detached Garage

With up and over garage door, power and lighting, pedestrian access door, double doors providing access to an attached workshop and wooden staircase leading to a useful mezzanine storage area.

18'7" x 18'6" (5.7m x 5.68m)

Workshop

With fitted shelving and workbench, power and lighting.

13' x 12'5" (3.98m x 3.81m)

Brick store

With light. 9'4" x 6'8" (2.89m x 2.1m)

Garden Store

Located at the end of the garden and having a wooden log store attached. 8'7" x 6' (2.66m x 1.84m)

Services

The property is understood to have mains water and electricity. Non-mains drainage. Oil fired central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Openreach network is available. .

Mobile

We understand from the Ofcom website there is 69% mobile coverage from Vodafone, 57% coverage from Three and 57% coverage from 02 and 64% coverage from EE.

Tenure

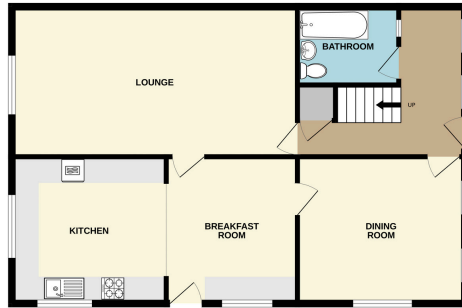
The property is understood to be freehold.

Council Tax Band

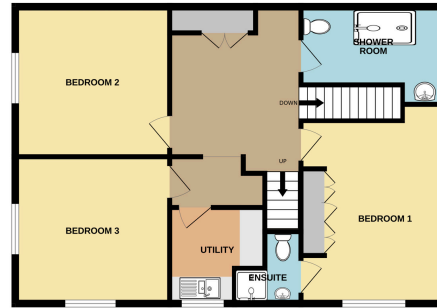
According to the government's online portal, the property is currently in Council Tax Band B.



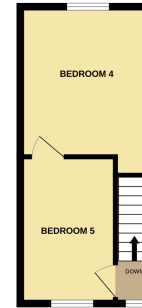
GROUND FLOOR
820 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	77	57