

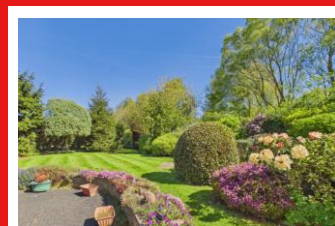
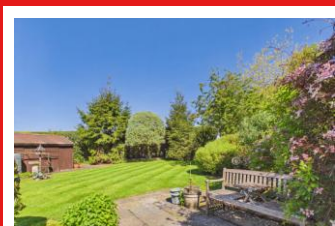


*'Primrose Cottage', Ox Pasture Lane,  
Thornton, LN9 5JY  
Asking Price Of £415,000*



- Charming Country Cottage
- Stunning Rural Location with Views
- 2 Reception Rooms, Conservatory
- 3 Bedrooms, 2 Bath/Shower Rooms
- Delightful, Colourful Gardens
- Oil CH. uPVC Units. NO UPWARD CHAIN

A charming detached three-bedroom country cottage set within attractive, colourful gardens in a beautiful rural location near the market town of Horncastle. The property enjoys stunning countryside views, with Lincoln Cathedral visible on clear days. While some updating is required, it offers excellent scope and potential, and is available with no onward chain.



Woodhall Spa - 01526 353185  
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**REAR ENTRANCE LOBBY** With uPVC sealed double glazed entrance door and side door to the rear garden, radiator.

**WET ROOM** 7' 7" x 5' 0" (2.31m x 1.52m) Off, having shower area with curtain and rail, vanity hand basin with illuminated wall mirror over, low level WC. Heated towel rail, extractor fan and in-set ceiling lights.

**KITCHEN** 13' 8" x 7' 9" (4.17m x 2.36m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric double oven and grill, four ring electric ceramic hob with extractor fan and light over, space and plumbing for dishwasher, oil-fired wall mounted boiler. Double radiator, part-tiled walls and tiled flooring.

**UTILITY ROOM** 12' 7" x 7' 8" (3.84m x 2.34m) Having worktops with space under for washing machine, further double base cupboard with double wall cupboard over, under stairs storage cupboard, tiled floor, double radiator and return staircase to the first floor.

**LIVING/DINING ROOM** 13' 8" x 11' 7" (4.17m x 3.53m) Having feature stone fireplace and hearth, double radiator and telephone point.

**SITTING ROOM** 12' 7" x 11' 6" (3.84m x 3.51m) Having feature fireplace and hearth with fitted coal-effect Calor gas fire, double radiator, wall lights and uPVC sealed double glazed double doors to:

**CONSERVATORY** 12' 0" x 11' 7" (3.66m x 3.53m) Being part-brick with uPVC double glazed windows and double doors to the rear garden, tiled flooring.

**FIRST FLOOR LANDING** With access to the roof void and built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

**BEDROOM ONE** 12' 8" x 11' 9" (3.86m x 3.58m) Having radiator, and free-standing range of wardrobes.

**BEDROOM TWO** 13' 9" x 11' 7" (4.19m x 3.53m) Having radiator and free-standing range of wardrobes.

**BEDROOM THREE** 10' 9" x 7' 8" (3.28m x 2.34m) Having radiator and free-standing range of wardrobes.

**BATHROOM** 9' 7" x 4' 8" (2.92m x 1.42m) Having fully tiled walls and floor, panelled bath with electric shower over and side screen. pedestal hand basin and low level WC. Radiator.

**OUTSIDE - GARAGE** 17' 0" x 15' 7" (5.18m x 4.75m) Having remote controlled up-and-over door and with power and light connected.

**THE GARDENS** The property is set well back from the main road and approached over Ox-Pasture Lane of which vehicular 'rights-of-way' exist. The property has a tarmac driveway fronting the garage providing additional parking, to the front is a small garden with evergreen and flowering shrubs. The rear gardens are fully enclosed and private, patio areas with raised brick wall filled with colourful flower beds. Beyond which are lawn gardens with a variety of evergreen flowers, shrubs and trees. There is a timber and corrugated iron garden STORE SHED, included in the sale.

**OUTGOINGS** - The property is situated within the East Lindsey District Council. Property Band C.

**POSSESSION** - Vacant possession will be given on completion.

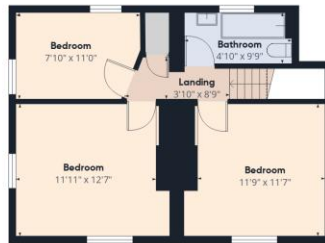
**FIXTURES AND FITTINGS** - All those detailed in the sale as are the fitted carpets.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1477 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360

Floor plans are to show layout only and not drawn to scale.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	16 G	