

DRAFT

***CORNER HOUSE,
ANWICK FEN, NG34 9SY***



£250,000

A rarely available Two Bedroom Detached Cottage situated on an 0.38 acre plot (STS), with panoramic views over the Lincolnshire countryside to all aspects. The cottage is in need of renovation but offers huge potential with the further possibility of a building plot on the neighbouring paddock (subject to the necessary permissions). The property has a Coal Store and is fully Double Glazed and has accommodation comprising Garden Room, Lounge, Dining Room, Kitchen Diner with large pantry off, Lobby and Ground Floor Bathroom, whilst to the first floor are Two Double Bedrooms. Outside there is a good sized garden to the front with a gravelled drive leading to the Metal Double Garage, and the Paddock has a separate access to the rear. The property is situated in a rural setting and to fully appreciate its position and potential, viewing is strongly recommended.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout take the second exit signposted Skegness. Proceed through the village of Anwick into Anwick Fen and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Garden Room: 2.84m (9'4") x 2.21m (7'3")

Having double glazed door providing access to the:

Lounge: 3.91m (12'10") x 3.61m (11'10")

Having fireplace with working fire and coved ceiling.

Dining Room: 3.61m (11'10") x 2.57m (8'5")

Having coved ceiling and electric radiator.

Kitchen Diner: 3.91m (12'10") x 3.58m (11'9")

Having base units with worktop over, single drainer stainless steel sink with pillar taps, multi-fuel burner, tiled splashbacks, space for electric cooker, store cupboard, pantry and timber glazed door providing access to the:

Rear Lobby:

Having double glazed rear entrance door.

Bathroom: 2.54m (8'4") x 1.90m (6'3")

Being fully tiled and having close coupled w.c, vanity hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, and storage heater.

Stairs from the lounge provide access to the first floor landing.

Bedroom 1: 3.91m (12'10") x 3.68m (12'1")

Having smoke alarm and radiator.

Bedroom 2: 3.61m (11'10") x 2.57m (8'5")

Having over stairs store cupboard, coved ceiling and radiator.

Outside:

A gravelled drive provides **Off Road Parking** for a number of vehicles and approaches the **Metal Detached Garage 6.02m (19'9") x 5.23m (17'2")** having dual opening door. The remainder of the garden for the house is fully enclosed by picket fencing and laid mostly to lawn with a variety of well stocked borders and mature trees. A concrete path leads to the rear of the property which in turn provides access to the **Coal Store** and a further gravelled area with several fruit trees. The partly separated paddock is laid to lawn and partly enclosed by picket fencing.

Council Tax Band B.



Garden Room



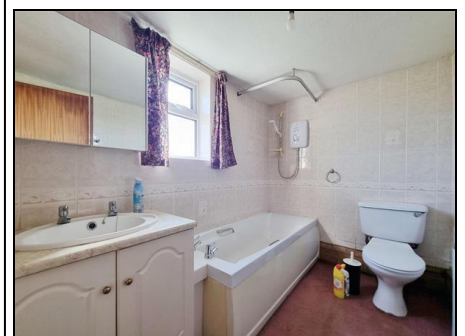
Lounge



Dining Room

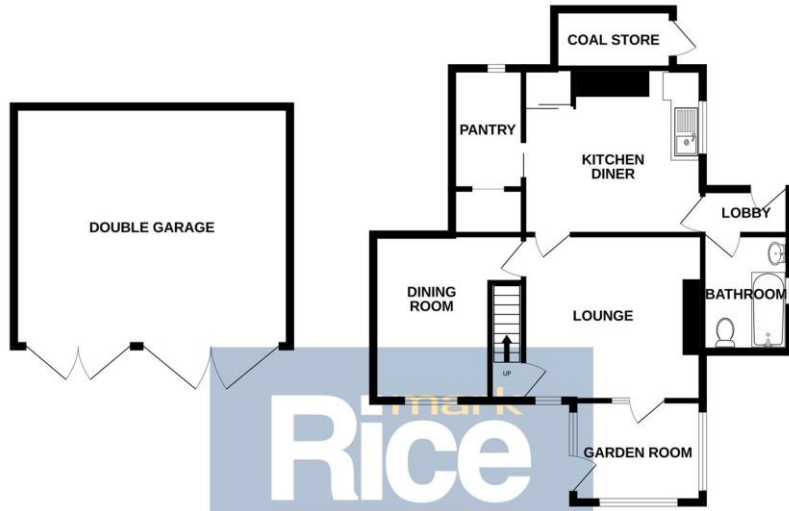


Kitchen Diner



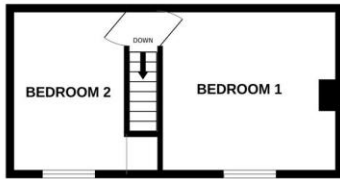
Bathroom

GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.



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1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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Bedroom 1



Bedroom 2



Garden



Further Garden Aspect



Paddock



Further Paddock Aspect



Plot



Aerial View

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 14/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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