CHOICE PROPERTIES

*Estate Agents*

# Yew Tree Cottage Girsby, Market Rasen, LN8 6LA

## Reduced To £250,000

It is a pleasure for Choice Properties to bring to market this charming semi-detached cottage situated in the heart of the Lincolnshire Wolds (AONB). The property is packed with authentic character whilst also boasting some contemporary 21st century refurbishments making is suitable for modern day living. The property benefits from large windows and generously proportioned rooms creating a bright and airy interior which features a kitchen, living room, conservatory, utility room, family bathroom, wc, and two bedrooms. To the exterior, the property boasts a well manicured garden, a fully functional bar, a range of outbuildings, and a gravelled driveway. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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With the additional benefit of newly installed radiators, oil fired central heating with a four year old boiler, and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

### Entrance Hall
4'10 x 4'1
With new composite entrance door. Vertical radiator. Internal doors to utility and living room. Opening to kitchen.

### Living Room
12'11 x 12'9
Fitted with a fireplace with tiled hearth, brick surround, and hardwood mantel. Dual aspect uPVC windows. Radiator. Power points. Tv aerial point.

### Kitchen
18'8 x 12'0
Dry kitchen fitted with base units with worksurfaces over. Built-in storage cupboard used as a pantry. Impressive bi-fold uPVC doors to front aspect. Space for range cooker. Space for fridge freezer. Four year old oil fired 'Worcester' boiler which has been serviced every year. Multi fuel burner set in fireplace with tiled hearth and brick surround. Radiator. Power points. Tv aerial point. Arched internal door into conservatory. Arched opening to hallway.

### Conservatory
11'11 x 8'3
With uPVC windows to all aspects. Exposed brick wall. Pitched ceiling. uPVC French doors leading to rear garden. Tiled flooring. Vertical radiator. Power points. Space for dining room table.

### Utility Room
4'11 x 6'9
Fitted with base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Dual aspect windows. Space for dryer. Plumbing for washing machine. Part metro tiled walls. Power points. Radiator.

### Hallway
3'9 x 2'11
Staircase leading to first floor landing. Internal door to wc. Radiator.

### WC
3'4 x 2'8
Fitted with a push flush wc with an integrated wash hand basin with waterfall chrome mixer tap. Part metro tiled walls. Chrome heated towel rail. Frosted window to side aspect.

### Landing
3'10 x 12'9
Internal doors to all first floor rooms. Radiator. Power points. uPVC window to rear aspect.

### Bedroom 1
12'9 x 12'10
Double bedroom with two arch uPVC window to front aspect. Radiators. Power points. Tv aerial point.

### Bedroom 2
8'7 x 7'6
Small double bedroom with uPVC window to side aspect. Radiator. Power points. Spot lighting.

### Bathroom
11'8 x 7'10 (to furthest measurement)
Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap with fully tiled shower over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Part panelled walls. Frosted uPVC window to side aspect. Radiator. Spot lighting. Extractor

## Bar
19'1 x 6'11
Outbuilding that has been used as a fully functional bar. uPVC French doors leading to garden. uPVC windows. Power points. Tv aerial points. Spot lighting.

## Gardens
The property benefits from an abundance of garden space. The garden is split into two main sections. The first section is found to the west of the property. This garden is predominantly laid to lawn and is fully enclosed with fencing to the perimeter. The garden is lined with various plants and shrubs which add life and colour to the space. This garden also features a decking and a patio area which provides ideal places for outdoor seating. To the east of the property is a larger laid to lawn garden space which fencing either side. This garden is guarded by a row of mature trees which provides privacy to garden space. This garden space also features a meandering block paved footpath stretching from the entrance door through the garden to the driveway at the far end of the garden.

## Outbuildings
The property features various detached outbuildings including a garage, a car port, and an outdoor storage building.

## Driveway
Gravelled driveway providing off the road parking for several vehicles.

## Tenure
Freehold.

## Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## Viewing Arrangements
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

## Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. 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 Choice Properties or the vendors or lessors. 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 purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Hotpoint

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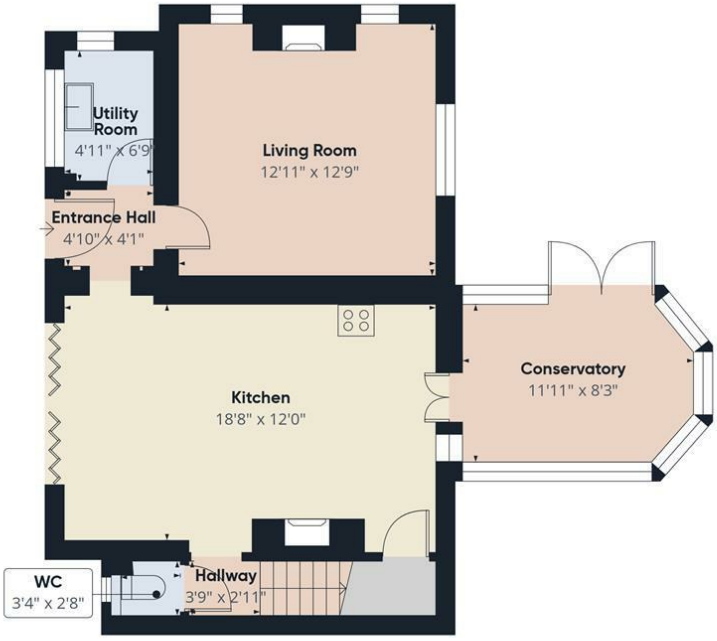
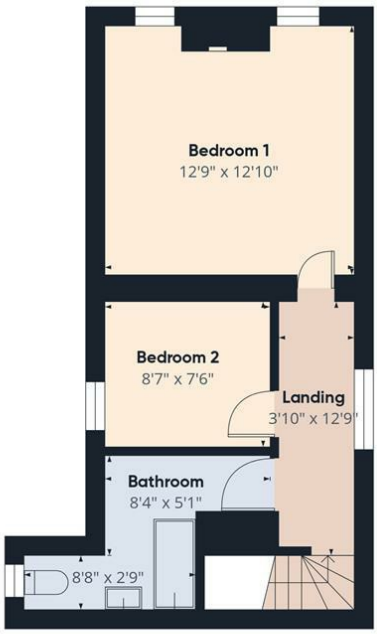
BAR

BAR




**Floor 0** Building 1

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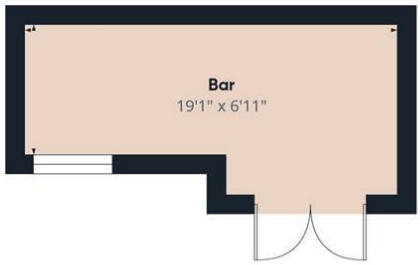


**Floor 0** Building 2

**Approximate total area**(1)

1086 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.

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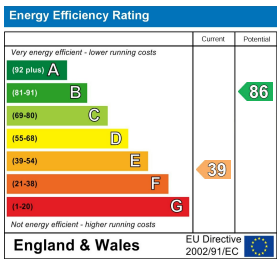
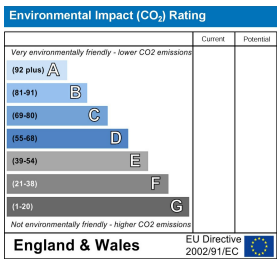
# Directions

Proceed out of town centre along Westgate. Continue to the roundabout and proceed directly over the roundabout signposted to Market Rasen and Wragby. After around 500 yards, bear left at the fork signposted Wragby. Continue for 6 miles into the village of Burgh-on-Bain and you will find the property on your right hand side on the corner of the junction with Girsby Lane.