



High Street, Snitterby



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£315,000

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## Key Features

- STRUCTURAL WORK REQUIRED
- GRADE II LISTED
- OUTSTANDING KITCHEN
- EXTENSIVE RECEPTION PARKING
- LOUNGE/DINER
- COUNCIL TAX BAND E
- EPC RATING EXEMPT
- FREEHOLD





This delightful family cottage requires works to be undertaken in accordance with retrospective Listed planning consents and includes the replacement of the existing garden room with one of timber construction with a solid roof and the replacement of the rear bedroom flat roof with a pantile roof to the original pitch. buyers should also be aware that the lounge central beam will require strengthening.

## INTRODUCTION

The quintessential colour washed cottage in the typical Lincolnshire village. Retaining much original character this 4 bedroom cottage defines charm. The 30'6 beamed Lounge with its large inglenook and stove complements the outstanding Breakfast Kitchen with Utility off. The Garden room links to the Courtyard and generous gardens beyond and the bedrooms are served by a modern Bathroom.

A dream of a home made real.

## ENTRANCE PORCH 1.27m x 2.21m (4'2" x 7'4")

A traditional, enclosed Porch with timber framed sealed unit windows over brick with light slate floor tiles and wood and glazed door opening to

## LOUNGE / DINER 4.16m x 9.29m (13'7" x 30'6")

A stunning, full width, triple aspect beamed room overlooking the southern gardens. This magnificent room is centred on the wide, brick inglenook with deep inset beam, stone hearth and cast iron wood burning stove and other features of note include exposed stone to the gable wall with painted rustic plaster to the remainder, square spindle balustraded stair to the first floor, fitted bookshelves, 3 radiators and tv aerial point.

## BREAKFAST KITCHEN 3.88m x 4.22m (12'8" x 13'10")

Everything a cottage kitchen should be: beamed ceiling, multi-pane windows, brick ingle with fitted dresser base and shelving and a well stocked Pantry cupboard. The Kitchen is also appointed with a good range of white fronted units with granite style tops to include an inset 1 1/2 bowl resin sink with 5 cupboards and a dishwasher under, 3 further base units , integrated refrigerator, an additional 5 underlit units at eye



level, stone effect tiled splash areas, 2 radiators, spot lights, window to the side aspect and slate tiled floor.

## GARDEN ROOM 3.49m x 4.12m (11'6" x 13'6")

Linking house to Courtyard and garden beyond this beautifully lit room includes exposed stone to one wall, slate tiled floor, electric radiator, sloping translucent roof and Pvcu double glazed French doors and side screens opening to the side.

## UTILITY 1.97m x 3.92m (6'6" x 12'11")

A most practical area with floor standing oil fired boiler, plumbing for an automatic washing machine, freezer space and a close coupled wc with wall mounted wash hand basin.

## LANDING

Allowing access to 2 bedrooms and an archway opening to the Inner Landing.

## BEDROOM 2 4.2m x 5.04m (13'10" x 16'6")

A generous dual aspect double room with fitted double wardrobe, radiator and access to the roof space.

## BEDROOM 4 3.72m x 1.96m (12'2" x 6'5")

An ideal "grand child coming to stay" bedroom with steps down from the Landing, part sloping ceiling with beam, window to the side aspect and radiator.

## INNER LANDING

Allowing access to the remaining bedrooms and Bathroom. Radiator.

## BATHROOM

A most distinctive fully tiled room with large painted sloping chimney breast and appointed with a modern suite in white to include a double ended bath with side mixer tap, close coupled wc, pedestal wash hand basin, glazed and tiled quadrant shower enclosure, chrome radiator and window to the side aspect.

## BEDROOM 1 4.32m x 4.95m (14'2" x 16'2")

A further striking double room with exposed stone to one wall with inset beam and brick chimney breast, windows to 2 aspects, radiator and access to boarded loft with pull down ladder.



### BEDROOM 3 4.36m x 2.59m (14'4" x 8'6")

The final forward facing double room enjoying views across the gardens with radiator.

### OUTSIDE

This delightful colour washed home is approached via twin 5 bar gates which open to a gravel drive with reception parking beyond together with a large timber Workshop/Store. The remainder of the front comprises of a traditional lawn fringed by mature shrubs and trees including ash, birch and sycamore. There is a private, shaded seating area together with more exotic palm trees. A painted wall and archway conceals the side, flagged Courtyard.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.

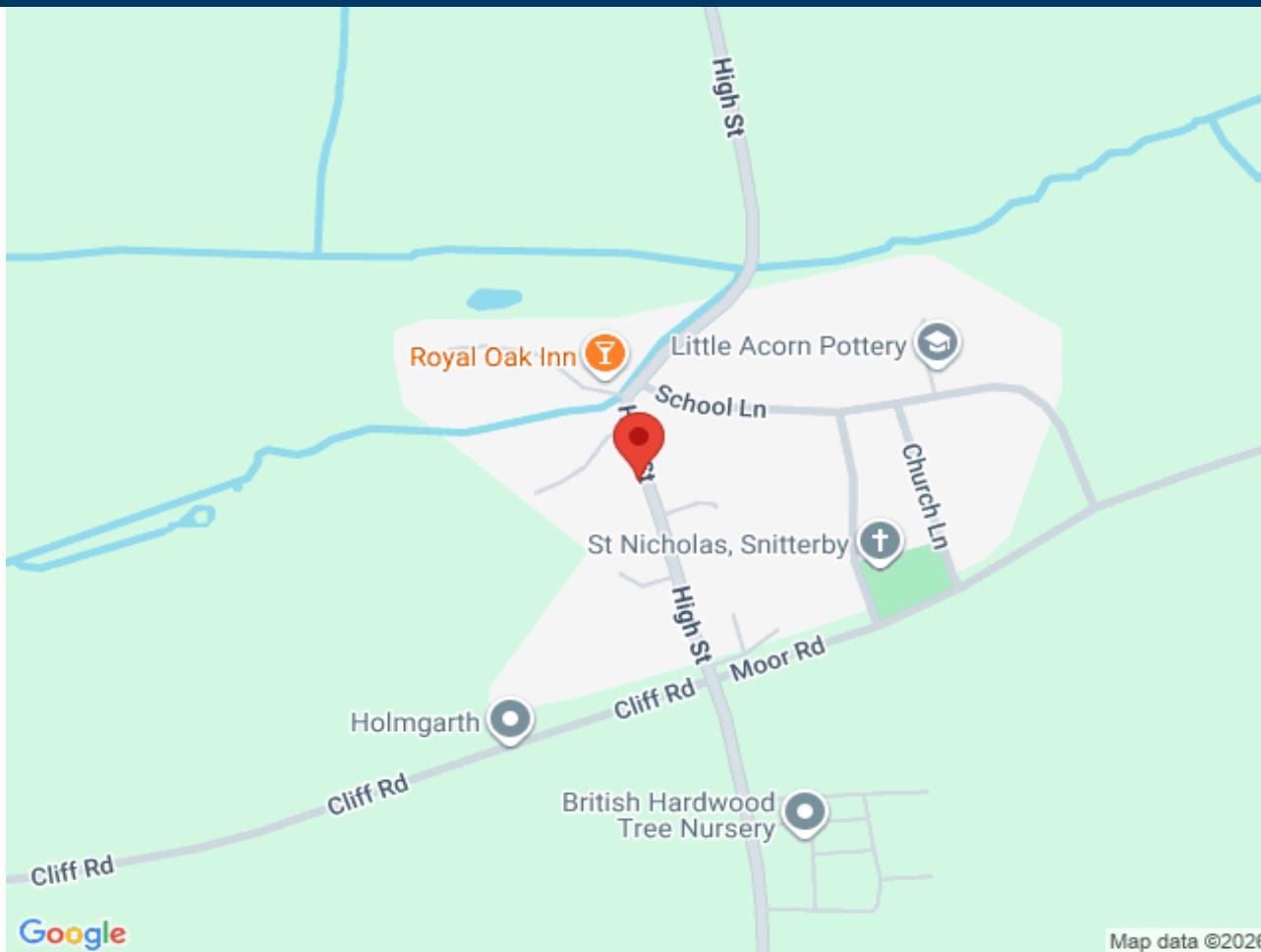


1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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