

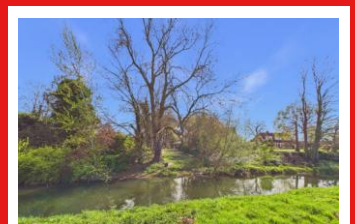


*'Dovedale Cottage', 107 High Street,  
Coningsby, LN4 4RF  
Asking Price Of £365,000*



- Attractive Cottage Style Family Home
- Superb Location within the Village
- 4 Bedrooms, 3 Bath/Shower Rooms
- Conservatory, Garage/Workshop
- Good Sized Gardens Leading to the River Bain
- NO UPWARD CHAIN

Offered to the market with no upward chain, this attractive detached cottage-style family home boasts spacious and versatile accommodation brimming with charm and character. The property features a large fitted dining kitchen, perfect for family living and entertaining, alongside a conservatory. There are four generously sized double bedrooms, including a principal bedroom benefiting from an en-suite bathroom, complemented by two additional bath/shower rooms. Externally, the home sits within well-proportioned gardens, providing a pleasant outdoor setting.



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Including a garage/workshop for added practicality. To the rear, the property enjoys a delightful position backing onto the River Bain, enhancing its peaceful and picturesque appeal. Situated in a highly sought-after village location, this is a rare opportunity to acquire a characterful family home in an idyllic setting. The accommodation has gas fired central heating and uPVC sealed double glazed windows throughout and comprises:

**RECEPTION HALL** 14' 5" x 13' 7" (4.39m x 4.14m) (Average) Having uPVC sealed double glazed side entrance door, slate flooring, picture rail, radiator. Beamed ceiling, in-set ceiling lights, built-in shelved cloaks cupboard. **INNER LOBBY** off with under stairs storage cupboard.



**L-SHAPED LOUNGE** 22' 0" x 12' 8" (6.71m x 3.86m) (Max) Having an Inglenook red brick fireplace and tiled hearth with fitted electric log effect fire, two radiators, TV and telephone points, beamed ceiling with in-set ceiling lights and four wall picture lights.

**DINING KITCHEN** 21' 10" x 16' 1" (6.65m x 4.9m) A feature of this desirable property, having Belfast sink with mixer taps and twin side drainers, range of base cupboards and drawers under worktops with matching wall cupboards over. Two in-set display lights, Range Master 110 gas range cooker with brick canopy over, space and plumbing for washing machine, and dishwasher, further

storage cupboard with wine rack. Side entrance door, radiator, part-tiled walls, ceramic tiled flooring and in-set ceiling lights. Door to:

**CONSERVATORY** 19' 0" x 12' 2" (5.79m x 3.71m) (Max) Being part-brick with uPVC sealed double glazing and double doors to the rear garden, timber floor, two radiators, wall lights and ceiling fan-light.

**STUDY** 10' 9" x 6' 4" (3.28m x 1.93m) Situated off the inner hall. Having part-panelled walls, radiator, picture light and in-set ceiling lights, telephone point.

**SHOWER ROOM** off, having fully tiled walls with corner shower cubicle with electric shower unit, pedestal hand basin and low level WC. Tiled floor, radiator, shaver point, extractor fan.

**FIRST FLOOR LANDING** Having built-in shelved storage cupboard, built-in cupboard housing the gas fired wall mounted combination boiler.

**MASTER BEDROOM** 14' 1" x 11' 4" (4.29m x 3.45m) (Plus access) Having radiator, telephone and TV aerial points, in-set ceiling lights.

**EN-SUITE BATHROOM** Having fitted panelled bath with shower over, side screen, vanity hand basin with base cupboards and display cupboards to either side. Central mirror, shaver point, together with low level WC, fully tiled walls and floor, ladder towel radiator, in-set ceiling lights.

**BEDROOM TWO** 13' 0" x 12' 2" (3.96m x 3.71m) With radiator, built-in wardrobe, access to the roof void.

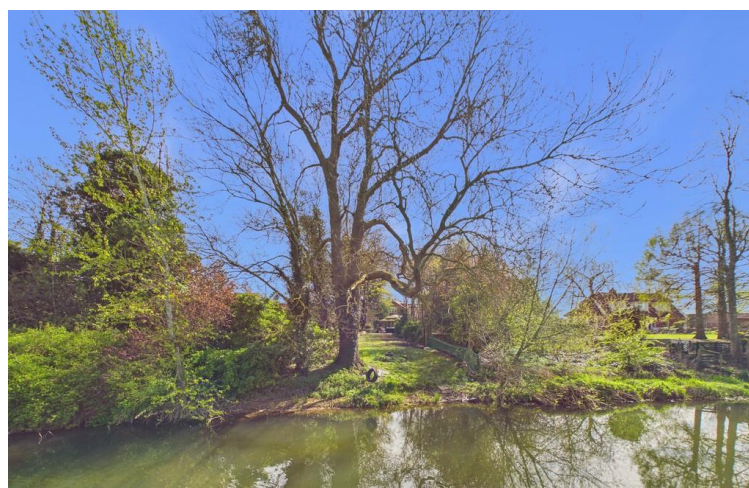
**BEDROOM THREE** 13' 11" x 8' 6" (4.24m x 2.59m) Having built-in double wardrobe, wall lights, radiator.

**BEDROOM FOUR** 11' 0" x 7' 5" (3.35m x 2.26m) With radiator, part-sloping ceiling, in-set lighting.

**FAMILY BATHROOM** With P-shaped panelled bath with shower over, side screen, pedestal hand basin, low level WC. Tiled walls, radiator, in-set ceiling lights.

**OUTSIDE - GARAGE/WORKSHOP** 16' 0" x 15' 0" (4.88m x 4.57m) Having double wooden doors and side personal door, power and light connected, cold water tap and eaves storage space.

**THE GARDENS** The property is approached through double wrought iron gates over a driveway leading to the garage/workshop. To the rear is a patio area with raised shrub beds, area for hot tub, beyond are enclosed gardens leading down to the River Bain.





**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 are included 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**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.