CHOICE PROPERTIES

Estate Agents

2 Uphall Farm Cottage, Hungry Hill Lane,

Price £285,000



Choice Properties are delighted to present this spacious and characterful semi-detached cottage, situated in the private and secluded setting of Uphall Farm in Little Carlton. The property offers versatile and well-proportioned accommodation throughout, complemented by a wealth of original charm and modern practicality. Benefiting from oil-fired central heating, generous gardens, and a range of useful outbuildings, this unique home provides an ideal opportunity for a variety of buyers.

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Boasting a wealth of charm and character throughout and situated in a quiet, peaceful location, the beautifully maintained accommodation, which further benefits from oil-fired central heating, comprises:-

Sunroom
8'11" x 16'10"
You enter the property into the sunroom, which is bright and airy and benefits from an abundance of natural sunlight. The room is finished with white walls and offers ample space for furniture, making it a versatile additional living area. It is further complemented by a radiator, allowing it to be comfortably used throughout the year.

Living Room
14'0" x 16'11"
The living room features a large character brick fireplace with a log burner, creating a cosy focal point. The room is a good size and is neutrally decorated throughout.

Office/ Playroom
12'8" x 10'4"
The office/playroom is a versatile space, open plan to the living room while still offering an additional reception area. The room is carpeted and benefits from a radiator and dual aspect windows, allowing for plenty of natural light.

Kitchen / Diner
24'9" x 10'11"
The kitchen diner is a large, open plan space full of character, featuring a beamed ceiling and neutrally decorated walls. The kitchen offers plenty of storage with brick-built base units and wall shelving, and benefits from dual aspect windows and a sink. There is space for a fridge, freezer, and cooker, while the dining area comfortably accommodates a large table and chairs along with additional furniture, and is also fitted with two radiators.

Bathroom
9'5" x 5'3"
The bathroom features a Velux roof window, allowing plenty of natural light. It comprises a three-piece suite including a w.c., hand wash basin, and bath, and is complemented by a radiator and tiled splashback around the bath.

Utility Room
5'7" x 15'2"
The utility space provides additional storage and includes a sink, along with floor and wall cabinets. There is space for a washing machine and tumble dryer, as well as a window, radiator, and tiled flooring.

Boot Room
10'1" x 8'3"
The boot room is another versatile space, featuring floor-to-ceiling wall cabinets and loft access. It benefits from tiled flooring and offers space for additional cabinetry or furniture. There is also a rear entrance here, which leads straight into the boot room.

Landing
2'10" x 15'1"
The landing provides access to all bedrooms and the bathroom, and also benefits from a useful linen cupboard and a radiator.

Bedroom 1
16'7" x 8'6"
The main bedroom features built-in sliding mirror wardrobes and offers plenty of space for a double bed along with additional furniture. The room benefits from a window providing natural light and a radiator.

Bedroom 2
10'7" x 9'0"
Bedroom Two is positioned at the front of the property and benefits from a window and loft access. The room offers space for a double bed along with additional furniture. There is also a radiator in here.

Bedroom 3
10'1" x 7'7"
Bedroom Three is also a good-sized room, positioned at the front of the property. It benefits from a window and a small radiator.

Bedroom 4
7'4" x 10'5"
Bedroom Four features a window and radiator, and offers space for a bed along with additional furniture.

Bathroom
4'11" x 6'2"
The bathroom comprises a three-piece suite including a w.c., hand wash basin, and a standing shower. The room benefits from a window and a heated towel rail, and is fully tiled to both walls and flooring.

Gardens
The rear garden features a small decking area, currently used with a gazebo, and is mainly laid to lawn with a selection of shrubs and bushes. Offering plenty of space for children, pets, or keen gardeners, the garden also benefits from a chicken coop at the far end, along with a greenhouse and a useful shed. The septic tank is also located in the rear garden.

The oil boiler is located near the rear/side entrance along with the oil tank.

The front garden is laid to lawn and is separated from the driveway by fencing, and also features two large out-buildings/garages - one currently used as kennels.

Driveway
This property benefits from ample parking for multiple vehicles and/or caravan/horse box etc.

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 A.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

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.





























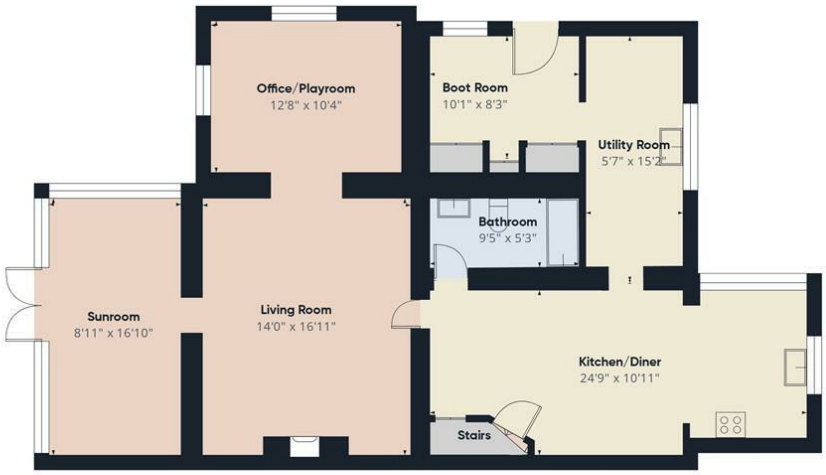












Floor 0





Floor 1

Approximate total area(1)

1527 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

Please use the postcode LN11 8HW, this will take you directly to the property on Hungry Hill Lane. Number 2 is the property on the left.

