



**29 High Street, Newton-on-trent,
Lincoln, LN1 2JS**



Book a Viewing!

£625,000

A beautifully renovated and thoughtfully extended Period Cottage, ideally situated in the heart of the rural village of Newton on Trent. This charming home seamlessly blends original character features with stylish modern living, offering immaculate and versatile accommodation throughout. The Ground Floor comprises a welcoming Entrance Hall, Cloakroom/WC, elegant Lounge, formal Dining Room and a contemporary fitted Kitchen with access to a useful Cellar. A cosy Sitting Room adds further living space, while a Utility Cupboard enhances practicality. Bedroom Four, located on the Ground Floor, benefits from its own En-suite Shower Room - perfect for guests or multi-generational living. Upstairs, the impressive Master Suite features a dedicated Dressing Area and En-suite Shower Room. There are Two further generously sized Double Bedrooms, along with a well appointed Family Bathroom. Externally, the property enjoys beautifully maintained south facing walled gardens, mainly laid to lawn with a patio area ideal for outdoor entertaining. A gravelled driveway provides off road parking and leads to a single garage, as well as a substantial workshop offering excellent additional storage or workspace. This exceptional Cottage must be viewed to be fully appreciated.





SERVICES

Electric, water and drainage mains services available.
Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school and church.



ACCOMMODATION

ENTRANCE HALL

With door to the rear garden, part tiled and part laminate flooring, radiator, double glazed windows to the side and rear aspects.

CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, tiled flooring and radiator.

LOUNGE

15' 3" x 14' 3" (4.65m x 4.35m) With double glazed window to the front aspect, log burner set within a feature fireplace, ceiling beams and radiator.



DINING ROOM

14' 0" x 12' 9" (4.28m x 3.90m) With double glazed window to the front aspect, decorative fireplace, ceiling beams and radiator.

KITCHEN

15' 2" x 13' 4" (4.64m x 4.08m) Fitted with a stylish range of wall and base units with work surfaces over, undermount sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated dishwasher, space for American fridge freezer, LVT tiled flooring, radiator, door to stairs which leads to the cellar and double glazed window to the side aspect.



CELLAR

12' 9" x 6' 4" (3.89m x 1.95m) With window to the side aspect, light and power.

SITTING ROOM

15' 2" x 13' 8" (4.64m x 4.17m) With double glazed door to the garden, double glazed window to the side aspect, ceiling beam, spotlights, LVT tiled flooring and radiator.

GROUND FLOOR BEDROOM 4/ANNEX

24' 2 (max)" x 11' 9" (7.37m x 3.59m) With double glazed French doors to the rear garden, double glazed window to the side aspect, laminate flooring, spotlights and radiator.



EN-SUITE SHOWER ROOM

5' 10" x 5' 10" (1.79m x 1.78m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator and double glazed window to the side aspect.

UTILITY CUPBOARD

5' 10" x 5' 6" (1.78m x 1.70m) With spaces for washing machine and tumble dryer.



FIRST FLOOR LANDING

With two double glazed windows to the rear aspect and radiator.

BEDROOM 1

13' 4" x 13' 4" (4.08m x 4.07m) With vaulted ceiling with ceiling beams, double glazed window to the side aspect and radiator.

DRESSING AREA

8' 0" x 7' 7" (2.44m x 2.32m) With double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

8' 0" x 6' 11" (2.45m x 2.12m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator and skylight to the side aspect.



BEDROOM 2

14' 1" x 12' 11" (4.30m x 3.94m) With fitted wardrobes, decorative fireplace, double glazed window to the front aspect and radiator.

BEDROOM 3

15' 3" x 10' 7" (4.67m x 3.25m) With over stairs storage cupboard, decorative fireplace, double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, spotlights, radiator and skylight to the side aspect.

OUTSIDE

The property has a gravelled driveway access via Orchard Close providing off street parking and access to the garage. There is a rear south facing garden enclosed by brick wall laid mainly to lawn with patio seating areas and flowerbeds.

WORKSHOP

15' 1" x 12' 0" (4.62m x 3.67m) With double glazed window to the side aspect, light, power and oil fired central heating boiler.



GARAGE

18' 2" x 10' 5" (5.54m x 3.19m) With electric up-and-over door, light and power.



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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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