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## WHITEHALL LANE, THORPE-LE-SOKEN, CO16 0AF GUIDE PRICE £280,000

\*\* Guide price £280,000 - £290,000 \*\* A well-presented cottage situated in a semi-rural lane, enjoying stunning open field views and a generous rear garden. The property offers two double bedrooms, a useful utility room, and a ground floor WC. Externally, there is off-road parking and a versatile outbuilding with electricity, ideal for use as guest accommodation or home office/gym. Situated in a desirable setting, this home combines attractive outdoor space with practical and comfortable living accommodation.

- Two Bedrooms
- Off-Road Parking
- Utility Room
- Field Views
- Outbuilding/Guest Accommodation With Power
- EPCE
- Ground Floor WC
- 150' SW Facing Garden



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### PORCH

### LOUNGE

15'0 x 13'0 (4.57m x 3.96m)



### KITCHEN

12'1 x 11'6 (3.68m x 3.51m)



### UTILITY ROOM

6'0 x 4'4 (1.83m x 1.32m)



### WC

5'9 x 3'0 (1.75m x 0.91m)

### FIRST FLOOR

### BEDROOM ONE

12'0 x 12'0 (3.66m x 3.66m)



## BEDROOM TWO

10'8 x 9'5 (3.25m x 2.87m)



## OUTBUILDING/GUEST ACCOMMODATION

17'9 x 12' (5.41m x 3.66m)



## BATHROOM

12'0 x 7'9 (3.66m x 2.36m)



## OUTSIDE

### OUTSIDE REAR



## Material Information

Council Tax Band: B

Heating: Gas Central Heating via LPG Gas Bottles

Services: Mains Electric, Mains Water

Broadband: Ultrafast

Mobile Coverage: E-82%, Three-76%, Vodafone-76% & O2-72%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low - Rivers & Sea- Very Low

Additional Charges: The vendor Advised That They

Pay £32 Per Month Tor Sewerage  
Seller's Position: Needs To Find  
Garden Facing: South West

### Agents Note Sales

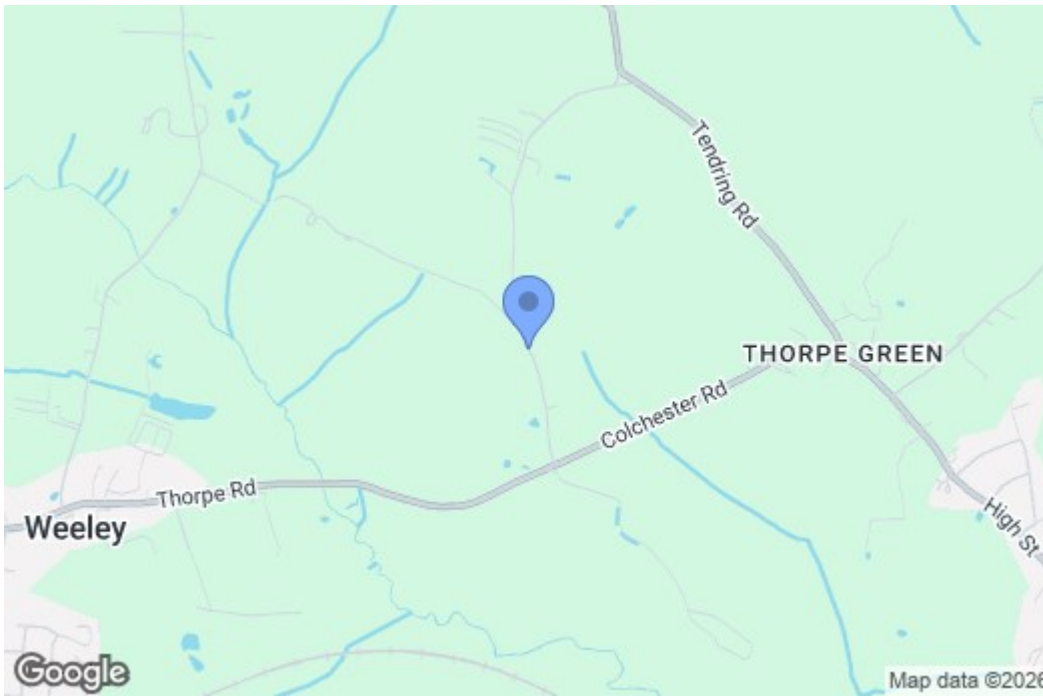
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

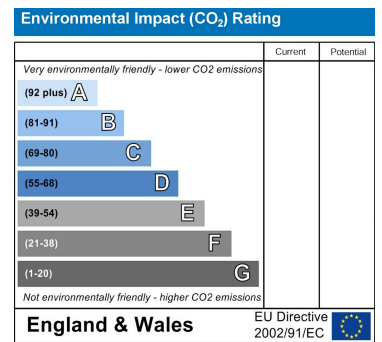
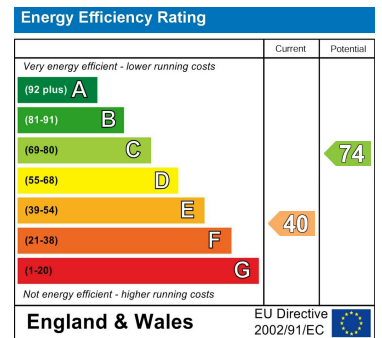
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map

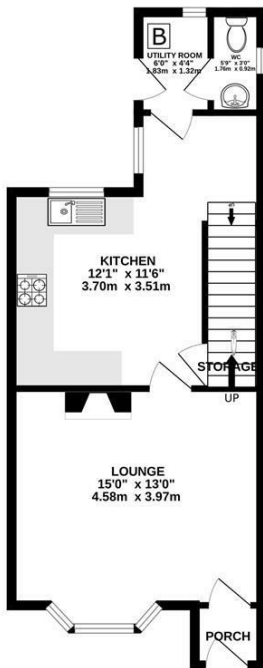


## EPC Graphs

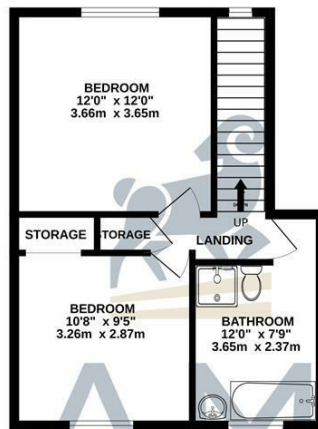


## Floorplan

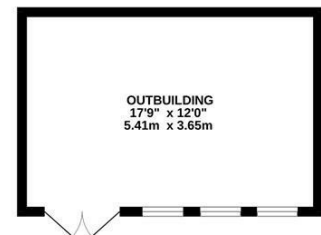
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



OUTBUILDING  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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