



1 Rowston Cottages, Ashby De La Launde, Lincoln, LN4 3JD **Guide Price: £155,000 (£900 + VAT Buyers Fee)**

### Description

A charming semi-detached estate property nestling in around 0.17 of an acre with far reaching countryside views to the front and views over the playing field and woodland to the rear. The accommodation comprises a kitchen, lounge/diner, utility and pantry to the ground floor with two bedrooms, wc and a shower room to the first floor. Outside offers a large parking area, two outbuildings and a substantial lawn to the rear elevation with hedged boundaries.

### Directions

From the A15 South turn left onto the B1191 towards Ashby de La Launde. Proceed towards RAF Digby and then turn right on the sharp left corner where the property can be found on your left.

### Accommodation

#### Kitchen 4.09m x 3.73m

Double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, radiator, door to;

#### Utility/Pantry 2.04m x 1.74m

Double glazed casement window to rear elevation, Worcester oil fired boiler, built-in shelving .

#### Hall

With under stairs cupboard and shelving.

#### Lounge 4.74m x 3.35m

Double glazed casement window to front elevation, log burner, radiator.

### First Floor

#### Bedroom One 4.26m max by 4.15m max

Double glazed casement window to side elevation, radiator, door to;

#### En-suite Bathroom 2.20m x 1.58m

Double glazed casement window to rear elevation, two-piece suite comprising panelled bath with shower over, pedestal wash basin, airing cupboard with hot water tank, part tiled walls.

#### Bedroom Two 3.40m max by 4.83m max

Double glazed casement window to front elevation, radiator, built-in storage.

### WC

Double glazed casement window to side elevation, two-piece suite comprising wash and basin, middle flush WC, radiator.

### Landing

With radiator and loft access.

### Outside

The front elevation offers a large gravel driveway with parking for several vehicle vehicles, small Lord area and mature trees. The rear elevation offers a generous lawn area with two brick and slate outbuildings.

### Services

We understand the property offers mains water, oil fired central heating, electric.

### Tenure & Possession

Freehold with vacant possession upon completion.

### Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

### Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360

### Solicitors

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