

1 White Cottage, Ferry Lane

North Kyme, Lincoln, LN4 4DQ

Book a Viewing!

£110,000

Situated on a generous non-estate plot, in this rural location in the village of North Kyme, a charming Three Bedroom Cottage. The property could benefit from some modernisation and has accommodation comprising of a Lounge, Dining Room with Pantry, Kitchen, and First Floor Landing leading to three Bedrooms and a Shower Room. Outside is a generous and established garden with a driveway for off street parking. Viewing is highly recommended to appreciate the potential on offer. NO CHAIN.





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SERVICES
All mains services available. Electric central heating.

EPC RATING – F.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
North Kyme is a civil parish and village in the North Kesteven district of Lincolnshire. It lies on the A153 road, approximately 16 miles southeast of Lincoln. The village includes a Grade II-listed red-brick church, St Luke's, a village hall and a public house - The Plough Inn. North Kyme benefits from good road links to nearby larger villages like Billinghay, and to Sleaford for wider amenities.









ACCOMMODATION

LOUNGE
11' 10" x 11' 10" (3.63m x 3.62m) With double glazed window to the front aspect, staircase to the first floor and open fireplace.

DINING ROOM
8' 5" x 8' 4" (2.58m x 2.55m) With window to the side aspect, pantry cupboard and radiator.

KITCHEN
11' 7" x 8' 9" (3.55m x 2.68m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge, tiled splashbacks, double glazed window to the side aspect and radiator.

FIRST FLOOR LANDING

BEDROOM 1
12' 1" x 12' 1" (3.70m x 3.69m) With double glazed window with open field views to the front aspect, double wardrobe and radiator.

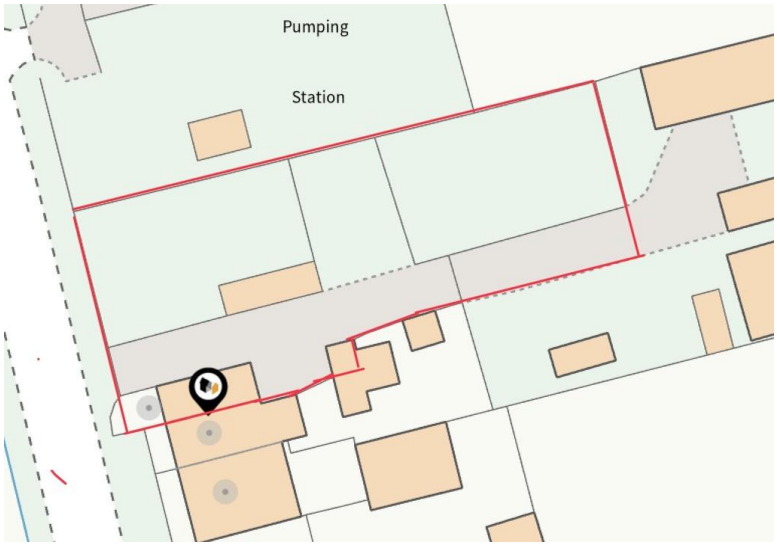
BEDROOM 2
13' 10" x 5' 10" (4.24m x 1.78m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
8' 10" x 5' 8" (2.71m x 1.74m) With double glazed window to the side aspect and radiator

SHOWER ROOM
Fitted with a three piece suite comprising of a shower cubicle, close coupled WC and wash hand basin, tiled splashbacks, radiator and window to the side aspect.

OUTSIDE
The property sits on a generous and established non-estate plot, with driveway for off street parking.





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE
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 the 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.

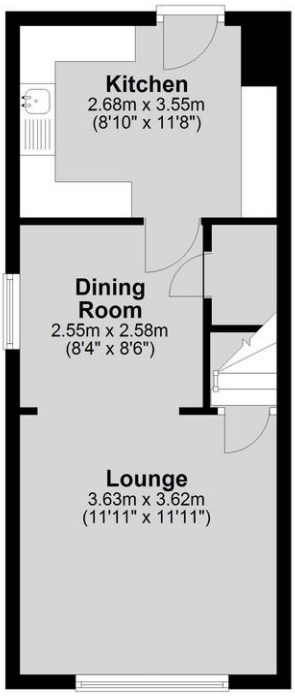
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

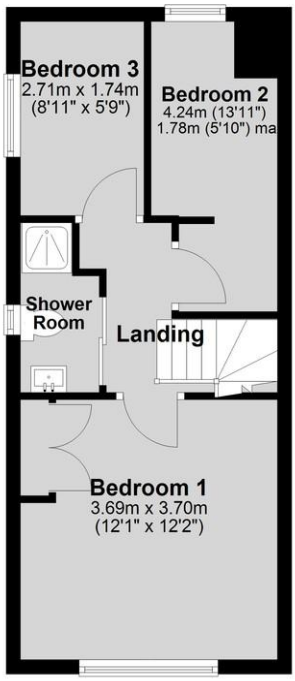
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 32.6 sq. metres (351.0 sq. feet)



First Floor
Approx. 33.3 sq. metres (359.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman