



King & Co.

MIDDLE COTTAGE, MAIN STREET,  
LINCOLN, LN5 0LE  
ASKING PRICE OF £239,950





- ~ Council Tax Band: A
- ~ Local Authority: North Kesteven
- ~ Construction: Solid brick
- ~ Parking: On street
- ~ Tenure: Freehold
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D57

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

#### **ENTRANCE LOBBY**

Having stairs rise to first floor radiator, and fitted carpet.

#### **LOUNGE**

12' 5" x 10' 5" (3.79m x 3.19m) Having window to front elevation looking out to Main Street, multi fuel burner inset to chimney breast with tiled hearth, radiator, coving and fitted carpet.

#### **DINING ROOM**

12' 4" x 15' 8" (3.78m x 4.78m) narrowing to 3.77m With double doors allowing access out to the adjacent rear garden patio, multi fuel burner inset to chimney breast with quarry tiled hearth, radiator, fitted under stairs





storage cupboard, fitted shelving to one wall, coving and fitted carpet.

### **KITCHEN**

6' 11" x 7' 3" (2.11m x 2.21m) Enjoying a range of fitted country style units including:-

Stainless steel sink and drainer unit inset to work surface with cupboards below, whilst the work surface extends along the neighbouring wall having free standing oven inset with double extractor hood above.

Opposite is a further work surface with a range of units to eye and base level with space for automatic washing machine

Also with appropriate wall tiling, window to the rear and side elevations and quarry tiled flooring.

### **FIRST FLOOR LANDING**

Having access to the loft space and fitted carpet

### **BEDROOM 1**

12' 5" x 10' 1" (3.80m x 3.09m) Offering timber sash window to the front elevation, chimney breast to part of one wall, sliding door to over stairs wardrobe with fitted hanging rails and wall hung Worcester gas fired boiler, radiator and fitted carpet.

### **BEDROOM 2**

8' 2" x 12' 9" (2.49m x 3.89m) Window to the rear elevation, chimney breast to part of one wall, exposed timber floor boards and radiator.

### **BATHROOM**

9' 4" x 7' 0" (2.86m x 2.14m) Enjoying a traditional style suite comprising: roll top bath with claw feet and chrome mixer taps with shower cradle, low level WC and pedestal wash hand basin

Also with : chrome ladder style heated towel rail, window to rear elevation and exposed timber floor boards

### **OUTSIDE**

This charming period cottage is situated on Main Street within the desirable village of Boothby Graffoe.

Having shared wrought iron gate with steps down the front garden which has been laid to bark to create a low maintenance theme and proving space for bin storage.

The rear garden enjoys a block paved patio standing adjacent to the rear of the property creating an ideal Al Fresco dining space.

Step down to a laid grass area with timber fencing either side and elevated , open field views beyond the rear boundary.



## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is partially double glazed. None of the service installations within the property have been tested.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## ANTI MONEY LAUNDERING

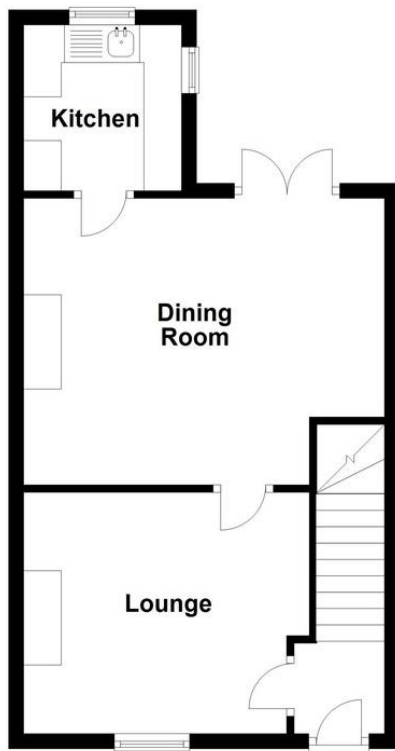
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

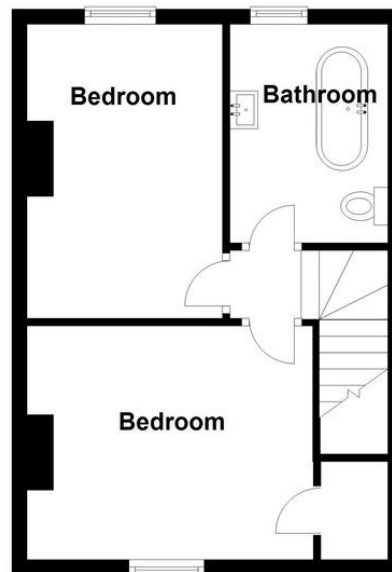
### Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 73.1 sq. metres (787.1 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	