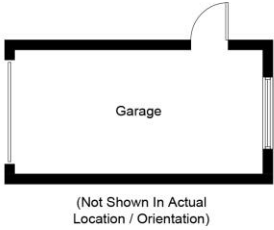
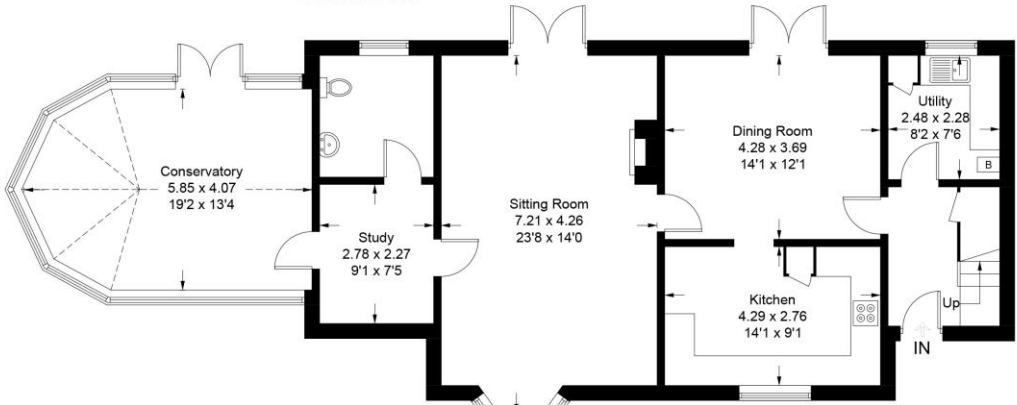
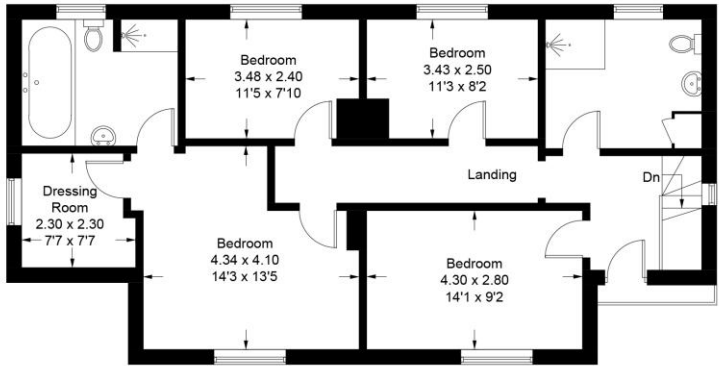


EPC TO FOLLOW

Thorn Cottage

Approximate Gross Internal Area = 191.9 sq m / 2066 sq ft
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Thorne Cottage, Aswarby, Sleaford, Lincolnshire, NG34 8SG

£525,000 Freehold

Thorn Cottage is a delightful detached home, full of character and set in a wonderfully peaceful rural spot. Accessed by a private bridge over a small stream, the setting is as charming as it is practical, with established gardens, open countryside views and plenty of space around the house. The traditional red brick exterior and pretty windows give it great kerb appeal, while the generous plot offers privacy and a real sense of escape.

Detached Character Country Cottage | Private Bridge Approach | Spacious Dual Aspect Lounge | Separate Dining Room | Modern Fitted Kitchen | Large Conservatory | Four Double Bedrooms | Dressing Room To Master | Mature Lawned Gardens | Rural Location | Detached Garage | Ample Parking



DESCRIPTION

The house offers just over 2,000 sq. ft. of well-planned living space. The sitting room is a lovely size with a feature fireplace, French doors to the garden and a bright bay window at the far end. There’s a separate dining room for family meals and entertaining, a smart fitted kitchen with utility room, and a study for those working from home. A large conservatory extends the living space further, ideal for relaxing while looking out onto the garden.

Upstairs are four comfortable bedrooms, each enjoying views across the surrounding countryside. The main bedroom has its own dressing room, and there’s both a family bathroom and a separate shower room to serve the household. The layout works really well for families, with flexibility for guests or hobbies too.

Outside, the gardens are a real feature, mainly laid to lawn with seating areas, mature trees and far-reaching views. There’s plenty of parking on the gravel driveway along with a detached garage. It’s a home that makes the most of its position – quiet, private and surrounded by open fields – yet still within easy reach of local amenities and good road links.

Thorn Cottage strikes a great balance between charm and practicality, offering space, character and a wonderful countryside lifestyle.



ACCOMMODATION

Entrance Hall

Downstairs W/C

Sitting Room - 23'8" x 14' (7.21m x 4.27m)

Dining Room - 14'1" x 12'1" (4.3m x 3.68m)

Kitchen - 14'1" x 9'1" (4.3m x 2.77m)

Utility - 8'2" x 7'6" (2.5m x 2.29m)

Study - 9'1" x 7'5" (2.77m x 2.26m)

Conservatory - 19'2" x 13'4" (5.84m x 4.06m)

Bedroom One - 14'3" x 13'5" (4.34m x 4.1m)

En-Suite Shower Room

Dressing Room - 7'7" x 7'7" (2.3m x 2.3m)

Bedroom Two - 14'1" x 9'2" (4.3m x 2.8m)

Bedroom Three - 11'3" x 8'2" (3.43m x 2.5m)

Bedroom Four - 11'5" x 7'10" (3.48m x 2.4m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

NA