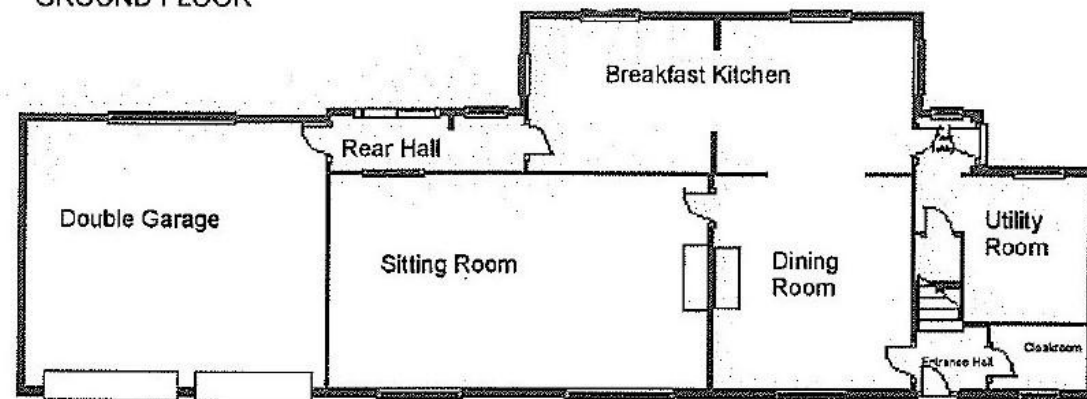


Bakers Farm Cottage, Haconby Fen, Haconby, Lincolnshire

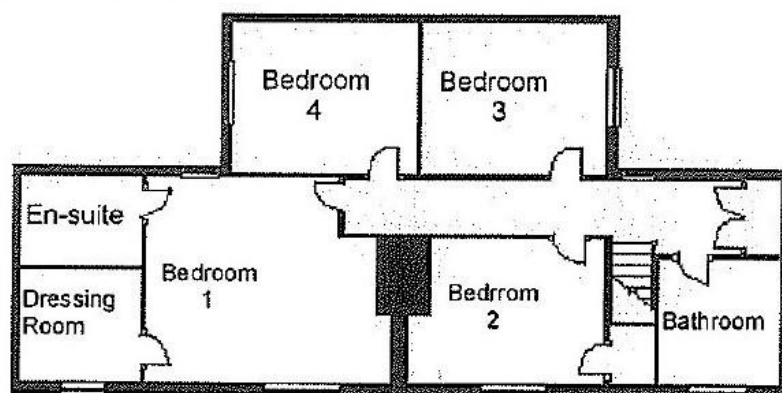
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



FIRST FLOOR



Bakers Farm Cottage, Haconby Fen, Haconby, Lincolnshire, PE10 0UN

£525,000 Freehold

Winkworth are delighted to offer for sale this much improved four bedroom detached home located in a semi-rural position with views across open fields 2 miles out of the popular village of Haconby. The property offers excellent family space and potential to improve and extend further (stpp) benefiting from, lounge and separate dining room, kitchen/family room, utility, master bedroom with newly fitted en-suite and walk in dressing room, three further bedrooms and modern fitted family bathroom. Outside there is a generous plot with views across open fields with ample parking and double garage. There is also a row of brick outbuildings to the rear that could be used for multiple purposes.

Four Bedroom Detached Home | Semi Rural Location with Views Across Open Fields | Approximately 1/2 Acre Plot | Double Garage with Ample Off-Road Parking | Excellent Family Accommodation | Council Tax Band D

Winkworth Bourne | 01778392807 |
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winkworth.co.uk/bourne

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See things differently.



Utility Room - 9'6" x 7'10" (2.9m x 2.4m) Work surface area with cupboards under, plumbing and space for automatic washing machine and tumble dryer, space for fridge freezer, ceramic tiled floor, radiator, under stairs storage cupboard window to the rear. Free-standing oil-fired boiler.

Sitting Room - 25'x 14' (7.62mx 4.27m) Feature fireplace with woodburning stove, two windows with shutters to the front and further window to the rear, radiators, TV point, beamed ceiling and tiled flooring.

First Floor Landing - Built in airing cupboard, doors off to:

Bedroom One - 14'10" x 14' (4.52m x 4.27m) Windows to both front and rear, radiator doors to Dressing Room with window to the front built in hanging rails and shelving, radiator, exposed brick wall and door to.

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, heated towel rail, tiled flooring, tiled walls and extractor fan.

Bedroom Two - 12'2" x 10' (3.7m x 3.05m) Window to side, radiator.

Bedroom Three - 12'2" x 9'10" (3.7m x 3m) Window to side radiator.

Bedroom Four - 11'6" x 9'8" (3.5m x 2.95m) Window to front, radiator built in over stairs cupboard.

Family Bathroom - Modern suite comprising tile panelled bath, low level wc, wash hand basin, tiled flooring, tiled walls, radiator and frosted window.

Outside - Wide gravel driveway providing ample hard standing leading to double garage with two electric up and over doors power and light connected. Additional gravel driveway to the front boundary gives further hard standing if required plus dusk till dawn outside lighting. Extensive area of lawn to the front and side of the property with picket fence and gated access separating the lawns of the rear garden. Range of brick-built stores to the rear of the property which could be used for multiple purposes.

ACCOMMODATION

Hardwood Front Door To:

Entrance Hall - Stairs leading off to the first floor, radiator, ceramic tiled floor and doors to:

Cloakroom - Refitted in a two-piece suite comprising corner hand basin, WC, ceramic tiled flooring, window to the front and extractor fan.

Dining Room - 14' x 13' (4.27m x 3.96m) With attractive feature brick fireplace, recess to one side and doorway to sitting room, ceramic tiled flooring, beam to ceiling, panelled wall, central heating thermostat, and radiator, window to front and opening to:

Kitchen/Breakfast Room - 25'2" x 9'10" (7.67m x 3m) Comprehensively fitted in a range of matching base and eye units finished in oak with easy close draws and work surface between incorporating a butler style sink unit with mixer taps above, electric hob with extractor above and oven under, ceramic tiled flooring, window's to both rear and side. Door to Rear Hall with door to garage and to outside

Small Lobby - With door to outside, ceramic tiled floor and opening to:



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D