

EPC TO FOLLOW

Lowfield Cottage

Approximate Gross Internal Area
Ground Floor = 126.2 sq m / 1358 sq ft
First Floor = 104.3 sq m / 1123 sq ft
Annexe & Triple Garage = 97.7 sq m / 1052 sq ft
Total = 328.2 sq m / 3533 sq ft



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.



Lowfields Cottage, Helpringham Fen, Lincolnshire, NG34 0BP

£700,000 Freehold (Offers Over)

Lowfields Cottage is a superbly presented home situated on the edge of the quaint and idyllic village of Helpringham. The property is nestled in a serene countryside setting, and exudes charm and character with its beautiful exposed beams and log burners.

RURAL COTTAGE | FIELD VIEWS | AMPLE PARKING | TRIPLE GARAGE | OPEN PLAN LIVING AREA | FLEXIBLE ACCOMMODATION | IMMACULATELY PRESENTED THROUGHOUT | COSY LIVING ROOM WITH LOG BURNING STOVE | COUNTRY STYLE SHAKER KITCHEN | ONE BEDROOM SEPARATE ANNEXE | ATTRACTIVE INVESTMENT POTENTIAL | EDGE OF VILLAGE LOCATION



The gardens of the property are of particular note, being completely non-overlooked with views over fields for miles, being principally laid to lawn with a plethora of established plants, trees and shrubs. There is also a large gravel driveway providing ample off-street parking for numerous vehicles.

The property also features a fantastic sized triple garage, providing ample storage for vehicles, tools, and outdoor gear. There is also an inspection pit which would be handy for any vehicle enthusiasts.

ACCOMMODATION

- Entrance Hall
- Living Room - 21'2" x 11'8" (6.45m x 3.56m)
- Study Area - 9'11" x 8'11" (3.02m x 2.72m)
- Kitchen/Dining Family Area - 21'8" x 21'5" (6.6m x 6.53m)
- Utility Room
- Downstairs Cloakroom
- Downstairs Bedroom - 11'6" x 10'3" (3.5m x 3.12m)
- Separate W/C & Boiler Room
- Bedroom One - 21'6" x 19'8" (6.55m x 6m)
- En-Suite Shower Room
- Bedroom Two - 14'3" x 12'1" (4.34m x 3.68m)
- En-Suite Shower Room
- Bedroom Three - 12'1" x 10'4" (3.68m x 3.15m)
- En-Suite Shower Room
- Bedroom Four - 11'5" x 9' (3.48m x 2.74m)
- Family Bathroom

Annexe

- Annexe Bedroom - 14'1" x 10'10" (4.3m x 3.3m)
- Annexe Open Plan Kitchen/Living Area - 21'1" x 14'1" (6.43m x 4.3m)
- Annexe Shower Room
- Triple Garage - 30' x 19'10" (9.14m x 6.05m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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The cosy ambiance of the cottage creates a warm and welcoming atmosphere, perfect for relaxing evenings by the fire or entertaining guests in the open plan Kitchen/Dining Living area.

The accommodation comprises of Lounge, Study Area, Kitchen/Dining Family Area, Utility Room, Downstairs Cloakroom, Downstairs Bedroom with another Cloakroom next to it, Four Well Proportioned Bedrooms upstairs, with Three En-Suite Shower Rooms & a Family Bathroom.

In addition to the main residence, there is a separate One Bedroom annexe complete with its own living space and amenities. Perfectly suitable for multigenerational living. This has been tastefully redecorated and boasts a charming Log burner, One Double Bedroom, a Shower Room & an open plan Kitchen/Living area. This would be the ideal proposition for friends or family staying over, or could be a great investment to rent out for holiday seekers wanting a retreat to the countryside.

