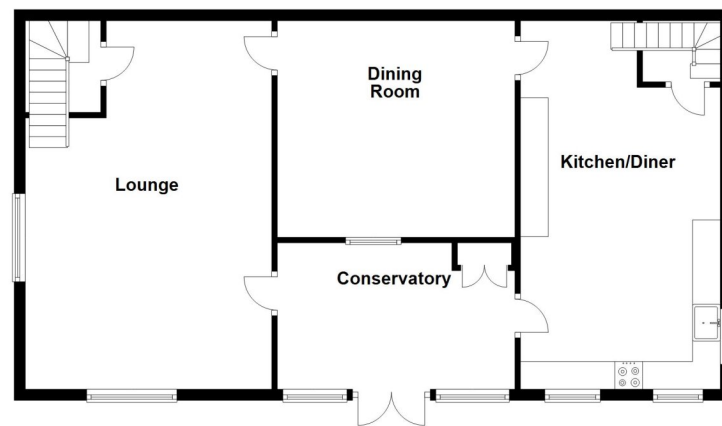


Green Lane Cottage, Newton, Sleaford, Lincolnshire

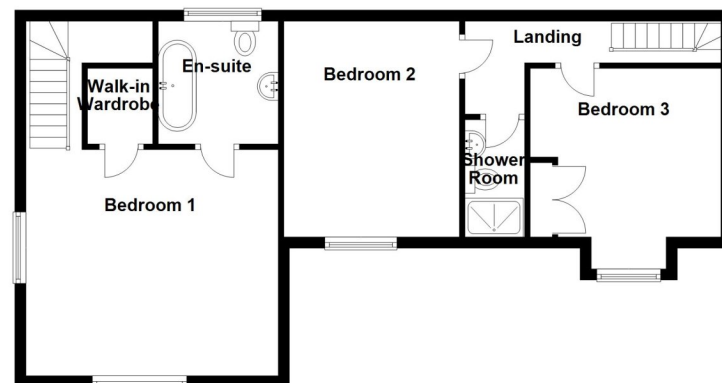
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 83.1 sq. metres (894.4 sq. feet)



First Floor
Approx. 60.8 sq. metres (654.6 sq. feet)



Total area: approx. 143.9 sq. metres (1549.0 sq. feet)



Green Lane Cottage, Newton, Sleaford, Lincolnshire, NG34 0ED

£425,000 Freehold

Winkworth are delighted to offer for sale this charming stone built cottage located in this wonderful location with stunning views across open fields. The property is located on the outskirts of the conservation village of Newton offering a wealth of character and charm with accommodation comprising, 21ft lounge, separate dining room, kitchen/breakfast room, conservatory, two staircases, master bedroom with en-suite, two further bedrooms and shower room. Outside there is an established lawned garden to the rear and side with further land to the rear and side which the current vendors currently use and there is a possibility for a rental agreement to be arranged. The property is offered for sale with no ongoing chain and please contact us on 01778 392807 for more information.

Three Bedroom Detached Cottage | Wealth of Character | Generous Garden | UPVC Double Glazed Windows | Fantastic Views Over Open Fields | Council Tax Band B

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ACCOMMODATION

Conservatory/Reception Hall - 12'5" x 8'4" (3.78m x 2.54m) With tiled flooring, exposed stone wall, feature window, built in storage cupboard and door leading to.

Living Room - 21'9" x 14'8" (6.63m x 4.47m) With upvc double glazed windows to the rear and side, wooden flooring, radiator, power points, exposed stone wall, stairs leading to the first floor and door to.

Dining Room - 14'1" x 12'9" (4.3m x 3.89m) With attractive feature fireplace, wooden flooring, radiator, beamed ceiling, radiator, feature window and door leading to.

Kitchen/Breakfast Room - 21'2" x 11'7" (6.45m x 3.53m) With fitted units comprising, Belfast sink with cupboard below, good range of wall and base units, space for range cooker, space and plumbing for dishwasher, space for American style fridge freezer, part tiled walls, wooden flooring, upvc double glazed windows to the rear and side, radiator and stairs leading to the first floor.

First Floor Landing - with door leading to

Bedroom Two - 12'5" x 10'2" (3.78m x 3.1m) With upvc double glazed window to the rear, radiator and power points.



Bedroom Three - 11' x 8'8" (3.35m x 2.64m) With beamed ceiling, exposed stone wall, radiator, power points and upvc double glazed window to the rear.

Shower Room - With shower cubicle, low level wc, wash hand basin and radiator.

First Floor Landing (stairs from lounge)

Bedroom One - 15'1" x 14'3" (4.6m x 4.34m) With upvc double glazed windows to the rear and side, radiator, power points, walk in wardrobe and door leading to.

En-Suite Bathroom - With freestanding bath, low level wc, wash hand basin, radiator and window to the front.

Outside - To the rear and side there is an established plot with panoramic views across open fields. There is a paved patio, oil tank and brick built outbuilding. To the rear and side there is further land and adjacent parking that the current vendor uses. Our vendor has informed us that this land and parking could also be rented by any prospective purchaser if required.

LOCAL AUTHORITY

North Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B