

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.

EPC: To Be Confirmed



1 Church Farm Cottage, Lound, Bourne, Lincolnshire, PE10 0LJ

£300,000 Freehold

Winkworth are delighted to bring to the market this charming two-bedroom semi-detached cottage, set within the village of Lound.

The accommodation comprises a cosy lounge with log-burning stove, sunroom, kitchen/breakfast room, utility area and a downstairs shower room. To the first floor are two well-proportioned double bedrooms and a good-sized family bathroom.

Occupying a semi-rural position, the property enjoys open field views to both the front and rear. The rear garden also features a timber summer house with log burner, providing a fantastic additional entertaining space or cosy retreat all year round. A gravelled driveway to the front offers ample off-road parking.

Further benefits include oil-fired central heating via a combi boiler and uPVC double glazing throughout.

If a semi-rural lifestyle with character and outdoor entertaining space is what you're looking for, this lovely home could be just the one. Please call 01778 392807 to arrange your viewing.

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ACCOMMODATION

Entrance Hall - uPVC double glazed window to the side, door leading into

Inner Hall - With wood flooring, radiator and power points

Sunroom - 12'1" x 10'4" (3.68m x 3.15m) Solid roof, uPVC double glazed windows to side and rear, door to the rear garden, radiator and power points

Lounge - 13' x 12'8" (3.96m x 3.86m) A cosy room featuring fireplace with wood-burning stove, uPVC double glazed window to the front, radiator, power points and TV point.

Kitchen/Breakfast Room - 13'9" x 9' (4.2m x 2.74m) A modern space featuring base units with built in fridge, sink unit with cupboard below, space for range cooker with extractor fan above, uPVC double glazed window to the front, wooden flooring, power points and door to stairs leading to first floor

Downstairs Shower Room - A three-piece suite comprising shower cubicle, low level WC, wash hand basin, UPVC double glazed window to the rear and radiator



Utility Room - 9'9" x 4'2" (2.97m x 1.27m) uPVC double glazed window to the rear, wall and base units, space for washing machine, space for dishwasher, space for tumble dryer, and space for undercounter fridge or freezer, one and a half bowl sink with cupboard below.

First Floor Landing - uPVC double glazed window to the rear, power points, and access to the loft

Bedroom One - 12'11" x 11'2" (3.94m x 3.4m) uPVC double glazed window to the front, built in wardrobes, power points and radiator

Bedroom Two - 13'9" x 9' (4.2m x 2.74m) uPVC double glazed window to the front, built in storage cupboard over the stairs, power points, radiator

Family Bathroom - Three-piece suite comprising corner panelled bath, low level WC and sink set in unit with cupboard below, wood flooring and uPVC double glazed window to the rear

Outside - To the front there is a lawned garden with hedge borders and a gated gravel driveway providing ample off-road parking.

The rear garden is a particular feature of the property being mainly laid to lawn on two levels. There are two patio spaces making the most of the sun as it comes round from late morning to evening, a timber-built summer house with a log burner provides excellent entertaining space and allows you to make the most of the allotment/field views at the back.

The garden is fully secure with fencing to all sides and gated access.

LOCAL AUTHORITY

South Kesteven

COUNCIL TAX BAND

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