



**Main Street, Thorpe-on-the-hill,
Lincoln**

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MARTIN & CO

Main Street, Thorpe-on-the-hill,
Lincoln

Cottage

4 Bedrooms, 4 Bathroom

£425,000

Date Available:

Deposit:

...

- Four Bed Detached Cottage of Character
- Modern Fitted Kitchen & Utility Room
- Family Bathroom & Ground Floor Shower Room
- Extensive Private Front Gardens
- Multi-Car Driveway & Double Garage
- Dressing Room / Office Room
- Viewings Highly Recommended!!
- FREEHOLD / COUNCIL TAX BAND - D

This Four Bed, larger than average detached character cottage is located in the popular village of Thorpe-on-the-Hill. Offering spacious living accommodation to comprise of conservatory porch entrance, fitted kitchen with beams, a utility Room, ground floor shower room, Living room, further Sitting Room, and a Dining Room with stairs to a first floor open plan bedroom. The first floor long landing leads to three Bedrooms, a family Bathroom and a dressing Room or office space. The property grounds benefit from private front gardens, a double garage and multi-car driveway.



DESCRIPTION

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Thorpe-on-the-hill is a small village in the North Kesteven District. With close commuting connections via the A46, to Lincoln, Newark and Grantham. There is a local village primary school and public house. The village is situated close to nearby North Hykeham where there are a wide variety of further amenities, doctors, schools and superstores.

ENTRANCE PORCH

7'11" x 6'4"

Wooden double glazed window surround and entrance French patio doors, with tile flooring and wall lighting.

KITCHEN

13'10" x 13'4"

Base units with oak work surfaces, a Victoria De Luxe cooker oven with extractor over, and a multi fuel burner with open flu. Wooden double glazed window to the front, a light fitting and tiled flooring.

UTILITY ROOM

15'10" x 6'1"

Base units with oak work surfaces, a ceramic two bowl sink and drainer, space for a washing machine, dishwasher and a fridge freezer. PVC double glazed window to rear and a PVC double glazed door to the rear garden space, a spot lit ceiling, tiled flooring, a radiator and heating controls.

SHOWER ROOM

7'11" x 6'0"

Low level WC, vanity sink with storage and a shower cubicle with an electric shower. PVC double glazed window to rear and side, a spot lit ceiling, tiled flooring and walls, and a radiator.

LIVING ROOM

13'7" x 13'3"

Wooded double glazed window to the front aspect, carpet flooring, wall lighting, and a multi fuel burner with open flu.

RECEPTION ROOM

12'0" x 10'8"

Wooden double glazed window to front, carpet flooring, a light fittings and a radiator.

DINING ROOM

18'11" x 8'9"

Wood double glazed French doors to front aspect and a PVC double glazed window to rear, carpet flooring, wall lighting, a radiator, and a wooden staircase with carpet to first floor.

BEDROOM

13'1" x 8'10"

Open plan, with a wooden double glazed window to the side, carpet flooring and wall lighting.

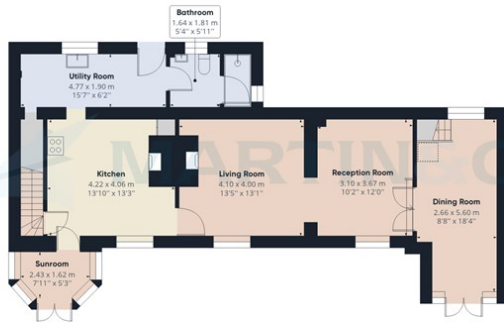
STAIRS/LANDING

Wooden double glazed window to the side, and a PVC double glazed window to the rear aspect along the hall, carpet flooring, two light fittings, a radiator and a storage cupboard housing the consumer unit.

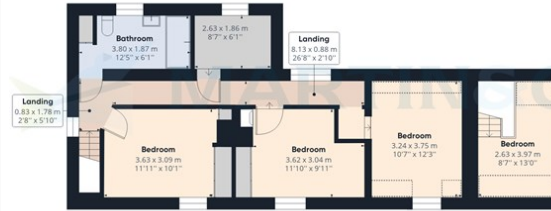


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

179.08 m²

1927.62 ft²

Reduced headroom

6.22 m²

66.98 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.