



1 HOME FARM COTTAGES TWENTY FOOT BANK LINCOLN, LN4 4TZ

£265,000
FREEHOLD

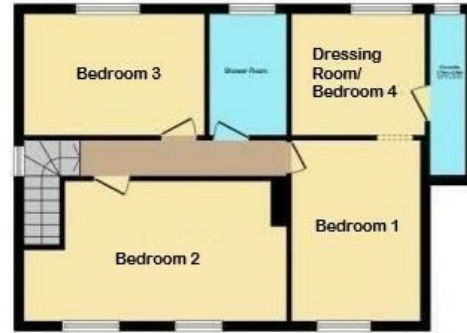
1 Home Farm is a spacious, semi-detached family home, providing three generous double bedrooms including a master with dressing room and en suite. Located to a rural position, south-facing to the rear, with open views across arable farmland and towards Tattershall (with its red brick Castle) and Coningsby, the property is conveniently placed within a short drive of a full range of services in both villages.

Accommodation comprises entrance hallway, large lounge, kitchen, pantry / utility cupboard and further utility / store; garden room, dining room and wet room to the ground floor, with bedrooms and bathroom to the first. The property is set with large, lawned gardens spaces to the front, side and rear, a summer house and shed; small pond; and ample driveway parking for multiple vehicles to the side, alongside a garage/workshop.

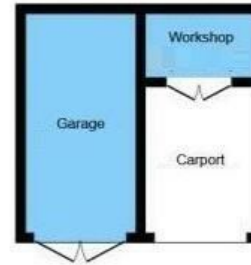
BELL



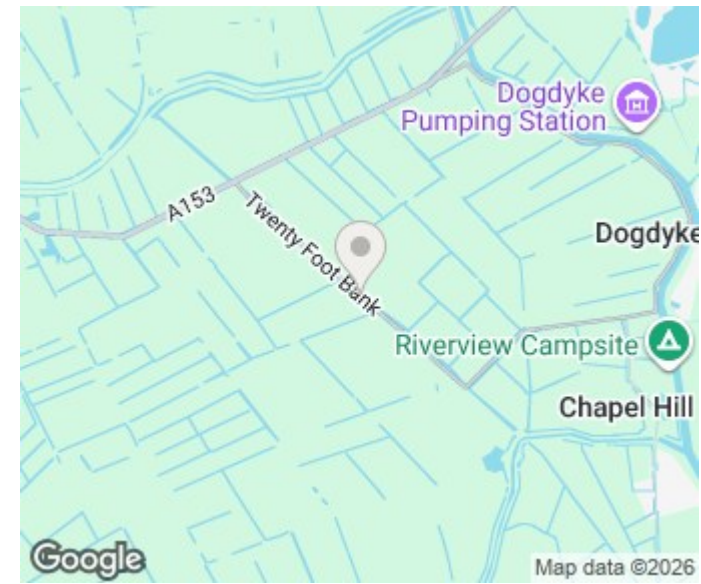
Ground Floor



First Floor



Outbuilding



EPC Rating: E Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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