



The Old Mill House

Main Road, Carrington, Boston, Lincolnshire PE22 7HZ

£340,000
NO ONWARD CHAIN

BELL



The Old Mill House

Main Road, Carrington, Lincolnshire PE22 7HZ

Lincoln – 30 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 8 miles

(Distances are approximate)

A well-presented Georgian home of some considerable appeal pleasantly situated within the rural hamlet of Carrington. Internally the property is enhanced by triple aspect kitchen diner, living room with log burning stove and three bedrooms. Outside the property stands to large lawned gardens with ample off-street parking and detached brick with slate tiled roof outbuilding. The shopping, social and educational facilities can be found within the nearby villages of Sibsey and Coningsby with the larger market town of Boston approx. 8 miles. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Front Lobby

With staircase to first floor and door to:

Living Room 14' 6" x 12' 10" (4.42m x 3.91m)

With front aspect and having cast iron wood burning stove set to timber surround and mantle. There is a radiator, TV point, power points and door to:

Reception Hall

With tiled flooring, radiator, power points, built-in cloaks cupboard and door to:



Kitchen Diner 22' 2" x 14' 3" (6.75m x 4.34m) extending to 17' (5.18m)

A superb triple aspect family kitchen diner having views to the playing fields across the road and views over the side and rear garden. There is a stylish range of fitted units comprising twin 'Belfast' style sink inset to worksurface over base units including integral dishwasher. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect tiled flooring, two radiators, power points and door to:

Cellar 11' 0" x 14' 2" (3.35m x 4.31m) Head Height 4' 5" (1.35m)

Having steps down from the kitchen.

Utility Room 6' 1" x 5' 0" (1.85m x 1.52m)

With stainless steel sink drainer inset to worksurface over base unit and space with plumbing for washing machine. There is wood effect tiled flooring, extractor fan, power points and door to:

Cloakroom

With a low-level WC, wash hand basin, wood effect tiled flooring, radiator and extractor fan.

First Floor

Landing

A spacious landing with 'Velux' window providing natural light. There is a radiator, power points and door to:

Bedroom 1 14' 6" x 12' 7" (4.42m x 3.83m)

With front aspect towards the village hall and playing fields. There are coved ceilings, dado rail, radiator and power points.

Bedroom 2 14' 6" x 12' 8" (4.42m x 3.86m)

A dual aspect room with coved ceiling, radiator and power points.

Bedroom 3 15' 1" x 8' 8" (4.59m x 2.64m) max of an irregular shaped room

With side aspect and having radiator and power points.



Bathroom 9' 4" x 7' 8" (2.84m x 2.34m)

With a white four-piece suite comprising double ended 'Roll Top' bath with side taps, tiled corner shower cubicle, pedestal wash hand basin and a low-level WC. There is a shaver point, radiator, ceiling spotlights, extractor fan and radiator.

Outside

The property is approached over a graveled driveway providing ample off-street parking. The remaining front garden is laid to lawn with hedging to front border. The rear garden is predominantly laid to lawn with mature hedging and decorative shrubs to borders, fruit trees and magnificent weeping willow. There is a paved patio area and **Detached Brick with a Slate Roof Outbuilding** awaiting measurements.

Further Information

Mains' water & electric. Oil fired central heating. UPVC double glazing. Drainage to a private system.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

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