



The Old Forge

7 Meadow Lane, South Hykeham, Lincoln. LN6 9QU

BELL



The Old Forge

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NO ONWARD CHAIN!

The Old Forge is a three-bedroom detached cottage standing in 0.32 acre (STS) grounds in need of a scheme of refurbishment and update. The accommodation comprises of two reception rooms, kitchen, three bedrooms and a family bathroom.

There is gated driveway access to the grounds which includes a range of outbuildings. The driveway leads to area of pasture land at the rear.

ACCOMMODATION

Sitting Room having an attractive westerly outlook over the front garden and beyond to the village church; glazed, panelled front entrance door, chimney breast with fireplace (closed) suitable for an electric fire, exposed ceiling beam, radiator and wall light fittings. Door through to:

Lounge having a westerly view over the front garden, and easterly over the driveway, chimney breast with glazed tiled fireplace, coving, and radiator. Glazed panel door through to:

Kitchen having a pleasant easterly outlook over the rear grounds towards the outbuildings; a range of fitted kitchen base, drawer and wall units, work surface areas, single drainer stainless steel sink unit inset with room beneath for a slimline kitchen appliance. The work surface extends around the adjoining wall. There is a Rayburn range cooker which also provides for water and central heating needs (not serviced), tiled splash back to fitted work surface areas, terracotta tiled floor, good size built in under stairs pantry cupboard with shelving.





Double glazed door to grounds and glazed side door through to rear entrance lobby with double glazed exterior door.

First Floor -Landing

Rear Bedroom with a very pleasant easterly outlook down over the rear grounds and outbuildings, southerly view to the Old Forge bungalow; exposed pine floorboards and radiator.

Front Bedroom (south West) having a pleasant Wesley outlook across to the village church, shallow built in clothes closet, and radiator.

Front Bedroom (north west) with a most appealing view out over to the village church and radiator.

Bathroom having panel bath across one wall, pedestal wash hand basin and low-level WC. Tiled splash back to dado rail height to all walls, built in airing cupboard containing the insulated hot water cylinder with immersion heater and cold water tank, heated towel rail and extractor vent.

OUTSIDE

The cottage is approached from the roadside through double metal gates. There is a pleasant garden area to the front of the cottage with a coped low retaining wall to the road frontage with which would benefit from some landscaping. A driveway area to the rear of the property where there is a courtyard and range of outbuilding set round a formal area of lawn.

Outbuildings:

Old Washhouse having a Belfast sink with water tap to one corner. Garden Store, Gardener's WC, Fuel Store, Old Stable and Garage with up and over door and light fitting. The driveway leads through to the large rear garden which adjoins pastureland to the rear having shading trees, raised sleeper vegetable/ fruit beds with gravel or paved surrounding walkways, and a Summerhouse set to one corner.

North Kesteven District Council – Tax band: C

ENERGY PEROFMANCE RATING: F

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 Lincoln Office
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7 Meadows Lane

Approximate Gross Internal Area
 Ground Floor = 50.8 sq m / 547 sq ft
 First Floor = 45.7 sq m / 492 sq ft
 Outbuilding = 43.5 sq m / 468 sq ft
 Total = 140.0 sq m / 1507 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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