



**£249,950**

Millbridge Cottage, Mill Lane, New York, Lincoln LN4 4XQ

**SHARMAN BURGESS**



**Millbridge Cottage, Mill Lane, New York,  
Lincoln LN4 4XQ  
£249,950 Freehold**

**CONSERVATORY**

18' 4" x 12' 8" (5.59m x 3.86m)

Of brick and uPVC double glazed construction with polycarbonate roof.  
Having double entrance doors, ceiling light point, four radiators, tiled  
floor, door to: -

**HALLWAY**

Having staircase rising to first floor, ceiling light point.

Situated within a superb rural location on a plot size of approximately 0.25 Acres (s.t.s) and enjoying far reaching views over open farmland, is this detached character cottage offering a fantastic slice of country life. Accommodation comprises a conservatory, kitchen diner, lounge with feature open fireplace, two bedrooms to the first floor and a bathroom. Further benefits include no neighbouring properties to either side, oil central heating and uPVC double glazing.



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#### KITCHEN DINER

14' 10" (maximum) x 10' 5" (maximum) (4.52m x 3.17m)

Having dual aspect windows, counter tops with inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space and vent for tumble dryer, space for twin height fridge freezer, space for cooker with LP gas connection point, ceiling light point, radiator, door to: -

#### WALK-IN PANTRY

Having floor mounted oil central heating boiler, light point and wall mounted shelving within.

#### LOUNGE

14' 11" (maximum including chimney breast) x 14' 10" (maximum) (4.55m x 4.52m)

Having Quarry tiled floor, triple aspect windows, two radiators, ceiling light point, additional wall light points, feature open fireplace with decorative tiled inset and hearth and display surround, TV aerial point.

#### FIRST FLOOR LANDING

Having two light points.

#### BEDROOM ONE

14' 10" (maximum) x 14' 10" (maximum including chimney breast) (4.52m x 4.52m)

Having window to rear elevation, radiator, ceiling light point, additional storage space to over stairs recess (which the vendor informs the agent has access to a fully insulated loft space, served by lighting).



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### BEDROOM TWO

10' 6" x 7' 3" (3.20m x 2.21m)

Having window to rear elevation, radiator, ceiling light point.

### BATHROOM

7' 8" (maximum) x 7' 3" (maximum) (2.34m x 2.21m)

Being fitted with a three piece suite comprising bath with wall mounted electric shower above, wall mounted wash hand basin with vanity unit beneath, WC with concealed cistern, tiled floor, ceiling light point, obscure glazed window to front elevation, radiator, built-in airing cupboard housing the hot water cylinder.

### EXTERIOR

The property is accessed over a driveway, which the vendor informs the agent is joint access with right of way with Witham Fourth Drainage Board, and leads to a parking area which provides ample off road parking. Gated access then leads to the remainder of the plot of approximately 0.25 Acres (s.t.s). Initially comprising a section of concrete hardstanding with a variety of well stocked borders housing an variety of flowering plants, shrubs and fruits. The garden houses a corrugated metal store and an approximate 10ft x 12ft greenhouse which is to be included in the sale. An additional wrought iron gate leads through to the remainder of the garden which is predominantly laid to lawn and interspersed by a variety of fruit trees. The boundaries are denoted by a mixture of trees, hedging and 6-8ft stock fencing. The gardens are served by an outside tap and outside lighting.

### BRICK AND TILE OUTBUILDING

Separated into three sections comprising: -

#### SECTION ONE

9' 7" x 5' 1" (2.92m x 1.55m)

Having obscure glazed window, door, served by power and lighting.

#### SECTION TWO

9' 11" x 5' 8" (3.02m x 1.73m)

Having obscure glazed window, door, served by power and lighting.

#### SECTION THREE

Providing storage and served by power and lighting.

### SERVICES

Mains water and electricity are connected. Drainage is to a private system. The property is served by oil fired central heating.

### REFERENCE

11062025/29127351/MAL





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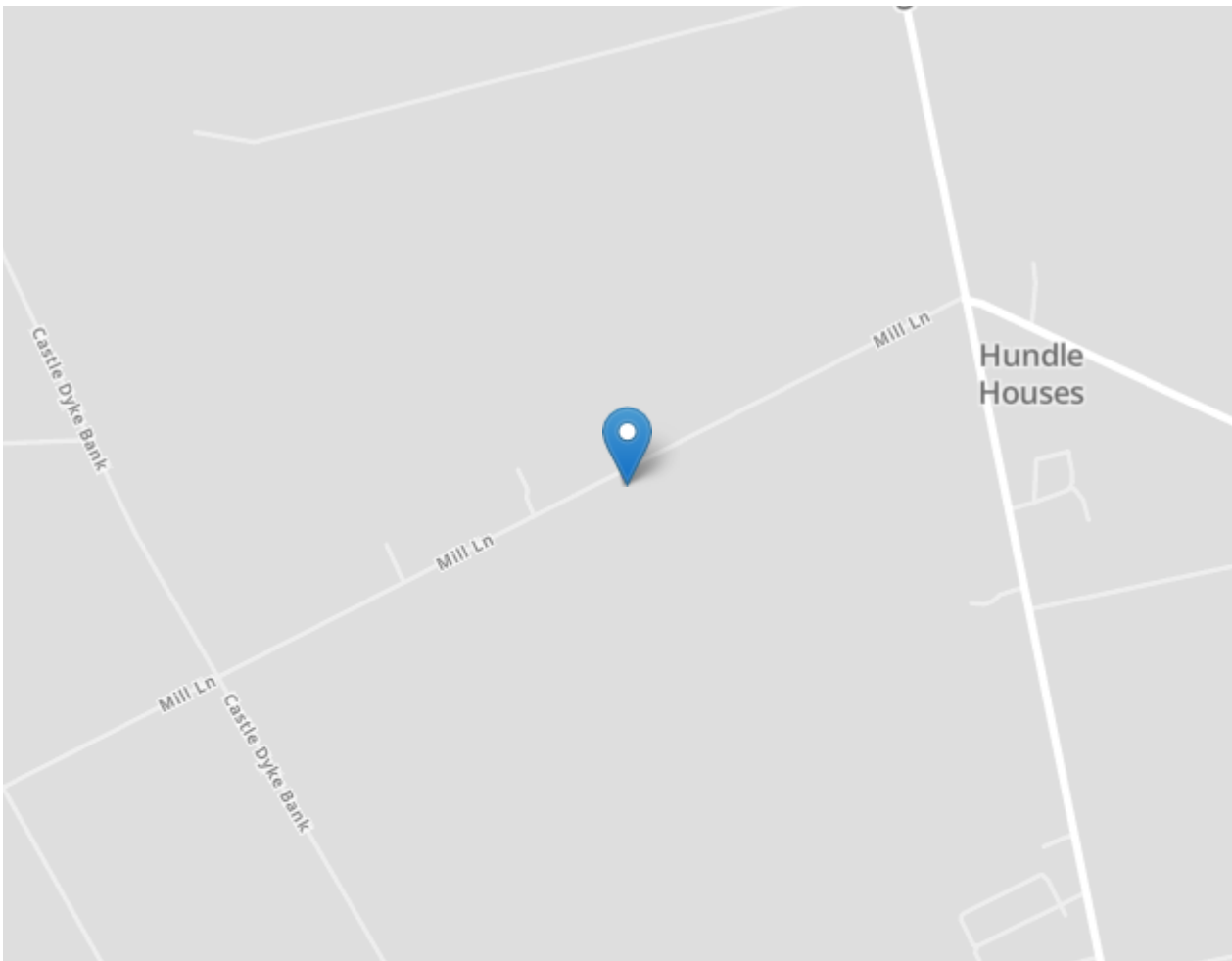
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

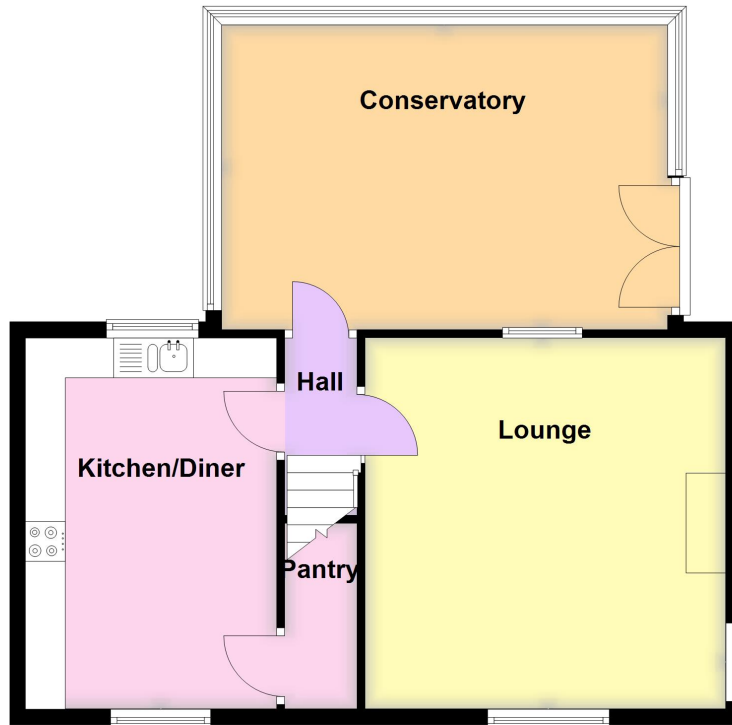


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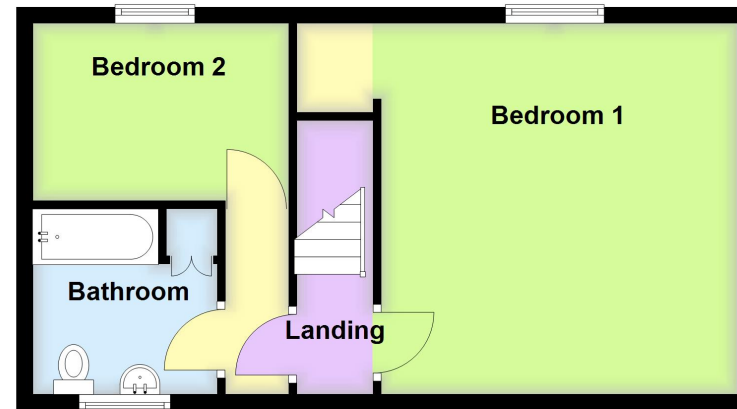
### Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	