



£315,000

The Cottage, Haven Bank, New York, Lincoln LN4 4XN

SHARMAN BURGESS

**The Cottage, Haven Bank, New York, Lincoln
LN4 4XN**

£315,000 Freehold

ACCOMMODATION

With front entrance door leading into an entrance porch.

ENTRANCE PORCH

7' 1" x 4' 9" (2.16m x 1.45m)

With window to front aspect, wall mounted coat hooks, wall mounted electric heater, ceiling light point, decorative tiled floor, glazed door through to the lounge.

LOUNGE

12' 7" (maximum measurement including chimney breast) x 11' 8" (3.84m x 3.56m)

With two windows to the side aspect, TV aerial point, ceiling light point, radiator with cover, recently laid brick effect tiled floor, latch door to staircase rising to first floor landing.

Sitting in a rural location with far reaching views, this detached cottage benefits from a plot size of approximately 1/3 of an Acre (s.t.s). The accommodation comprises an entrance porch, lounge, Murdoch Troon kitchen with Range cooker and a large conservatory to the rear. There is also a small utility area and ground floor cloakroom. To the first floor are two bedrooms and an shower room. Further benefits include uPVC double glazing, oil central heating, detached stable, tack and feed room, all set within well maintained lawned gardens, currently being used a fenced paddocks.



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KITCHEN

11' 6" x 9' 9" (3.51m x 2.97m) (both maximum measurements)
 Having a well appointed Murdoch Troon fitted 'Country Style' kitchen with oak work surfaces with Belfast style sink and mixer tap, base level storage units, drawer units, matching eye level wall units, eye level plate rack with wine rack above, Rangemaster Classic 100 electric range which is to be included within the sale, with illuminated stainless steel fume extractor above, wall mounted radiator, extractor fan, ceiling light point, plumbing for dishwasher, space for twin height fridge freezer, tiled floor.

CONSERVATORY

14' 8" x 12' 5" (4.47m x 3.78m)
 Of brick and uPVC double glazed construction with solid panelled roof, tiled flooring, French doors to rear garden, wall mounted lighting and two radiators.

REAR ENTRANCE LOBBY

With stable style door leading to the exterior, plumbing for automatic washing machine, space for condensing tumble dryer, tiled flooring, ceiling light point, door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

With corner wash hand basin with tiled splashback, push button WC, radiator, ceiling light point, extractor fan, obscure glazed window.

FIRST FLOOR LANDING

With stairs accessed via a latch door in the lounge, rising to the first floor and benefitting from a window to the side aspect. The landing benefits from a window to the side aspect, radiator with cover, access to roof space, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12'8" x 11'9" (3.86m x 3.58m) (both maximum measurements)

With window to front aspect enjoying fantastic views over open farmland, radiator with fitted cover, ceiling light point, over stairs cupboard with hanging rail within providing wardrobe space.

BEDROOM TWO

9'9" x 8'6" (2.97m x 2.59m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point, built-in wardrobe (formerly an airing cupboard), base level storage and display shelving.

FIRST FLOOR SHOWER ROOM

With pedestal wash hand basin with mixer tap and tiled splashback, push button WC, corner shower cubicle with wall mounted mains fed shower within, extractor fan, hand fitted shower screen, tiled flooring, radiator, obscure glazed window to rear aspect, electric shaver socket.

EXTERIOR

The property sits in a rural location and enjoys a plot size of approximately 1/3 of an Acre (s.t.s). The property is approached over a gravelled driveway which provides ample off road parking and hardstanding, with further gate giving vehicular access to the remainder of the land if required.

To the immediate rear of the property is a paved patio seating area providing entertaining space, also having a screened section with the oil tank within. There are 2 Dutch style timber barns and a timber shed providing storage and an external combination oil central heating boiler.

The majority of the gardens are laid to enclosed level grassed and fenced paddocks and within the rear left hand corner of the garden there is a stable block with single stable, tack and feed room.

STABLE BLOCK

Of timber construction on a concrete base and served by power and lighting.

VENDORS' REMARKS ON LOCATION

This cosy cottage is situated down a quiet country lane with few neighbours. The market town of Boston is just a 10 minute drive (approximately) and also a 10 minute drive (approximately) to the good sized village of Coningsby with its shops, pubs, café, hairdresser, doctors surgery and lovely river side walks. The historic Tattershall castle and church are also nearby.

SERVICES

Mains water and electricity are connected. The property is served by oil fired central heating. Drainage is to a Kingspan treatment plant.

REFERENCE

27082024/28124579/MIT



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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.

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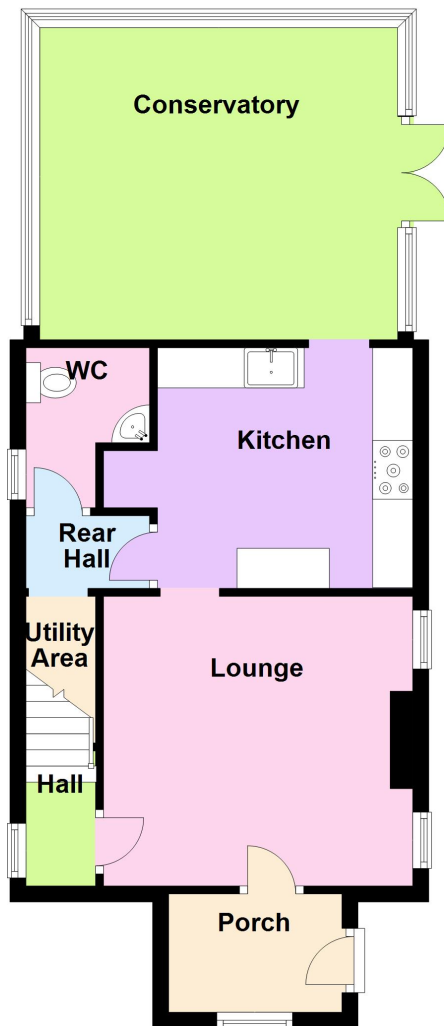
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

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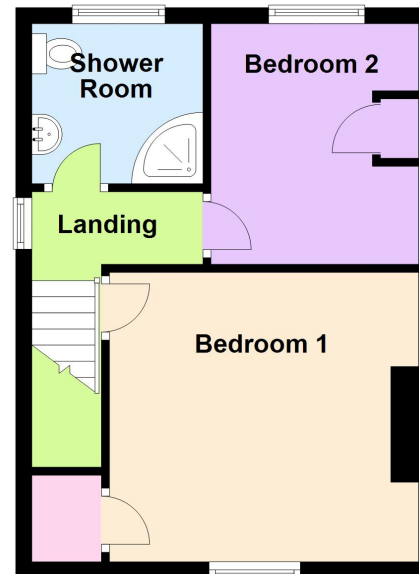
Ground Floor

Approx. 575.6 sq. feet



First Floor

Approx. 347.7 sq. feet



Total area: approx. 923.3 sq. feet



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	