



**£299,950**

Curslake Cottage, Pelhams Lands, Lincoln LN4 4QG

**SHARMAN BURGESS**

**Curslake Cottage, Pelhams Lands, Lincoln  
LN4 4QG  
£299,950 Freehold**

A detached property situated in a rural location on a large plot including a garage/workshop, timber stables and far reaching views over arable open farmland. The accommodation comprises an entrance lobby, sitting/dining room, lounge, a Murdock Troon kitchen, office space, conservatory, ground floor shower room, ground floor bathroom and a ground floor double bedroom. To the first floor are two further well proportioned bedrooms and a first floor cloakroom.

**ACCOMMODATION**

**ENTRANCE LOBBY**

Of brick and uPVC double glazed construction. Having a front entrance door, tiled floor, light point, wall mounted coat hooks, door leading into the: -

**SITTING/DINING ROOM**

14' 8" (maximum measurement including chimney breast and staircase) x 13' 3" (maximum measurement) (4.47m x 4.04m) Having quarry tiled floor, radiator, ceiling mounted beams, fitted multi-fuel burner with exposed brickwork inset and display mantle, TV aerial point, built-in recessed storage cupboard.



**SHARMAN BURGESS**

## LOUNGE

16' 5" x 12' 3" (5.00m x 3.73m) (both maximum measurements)

With dual aspect windows to both the side and rear of the property, two radiators, ceiling light point, log burner with tiled hearth.

## INNER LOBBY AREA/HALLWAY

Providing space for twin height fridge freezer if required, tiled floor, ceiling light point.

## KITCHEN

11' 10" x 5' 4" (3.61m x 1.63m)

Being fitted with a bespoke Murdoch Troon kitchen comprising double Belfast sink with mixer tap, range of base level storage units and drawer units, Oak work surfaces, window to rear aspect, radiator, tiled floor, ceiling light point, plumbing for automatic washing machine, space for electric cooker, wall mounted central heating thermostat.

## REAR ENTRANCE

With obscure glazed rear entrance door, tiled floor, wall mounted lighting, door to:-

## GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising a push button WC, pedestal wash hand basin with mixer tap, corner shower cubicle with wall mounted Mira electric shower and fitted shower screen. Tiled floor, extended tiled splashbacks, obscure glazed window, ceiling light point, electric heated towel rail.



### OFFICE/STUDY

With tiled floor, radiator, window to rear aspect, fitted Franco Belge multi-fuel burner, wall mounted storage units, wall light point.

### CONSERVATORY

10' 4" x 8' 3" (3.15m x 2.51m) (both maximum measurements) Of block and uPVC double glazed construction with polycarbonate roof. Having tiled floor, radiator, wall light point, door leading out to the garden.



### GROUND FLOOR BATHROOM

Having a three piece suite comprising a push button WC, pedestal wash hand basin, bath with mixer tap and hand held shower attachment and further wall mounted electric shower and concertina shower screen. Tiled floor, heated towel rail, ceiling light point, obscure glazed window to rear aspect.

### GROUND FLOOR BEDROOM ONE

12' 7" x 9' 2" (3.84m x 2.79m)

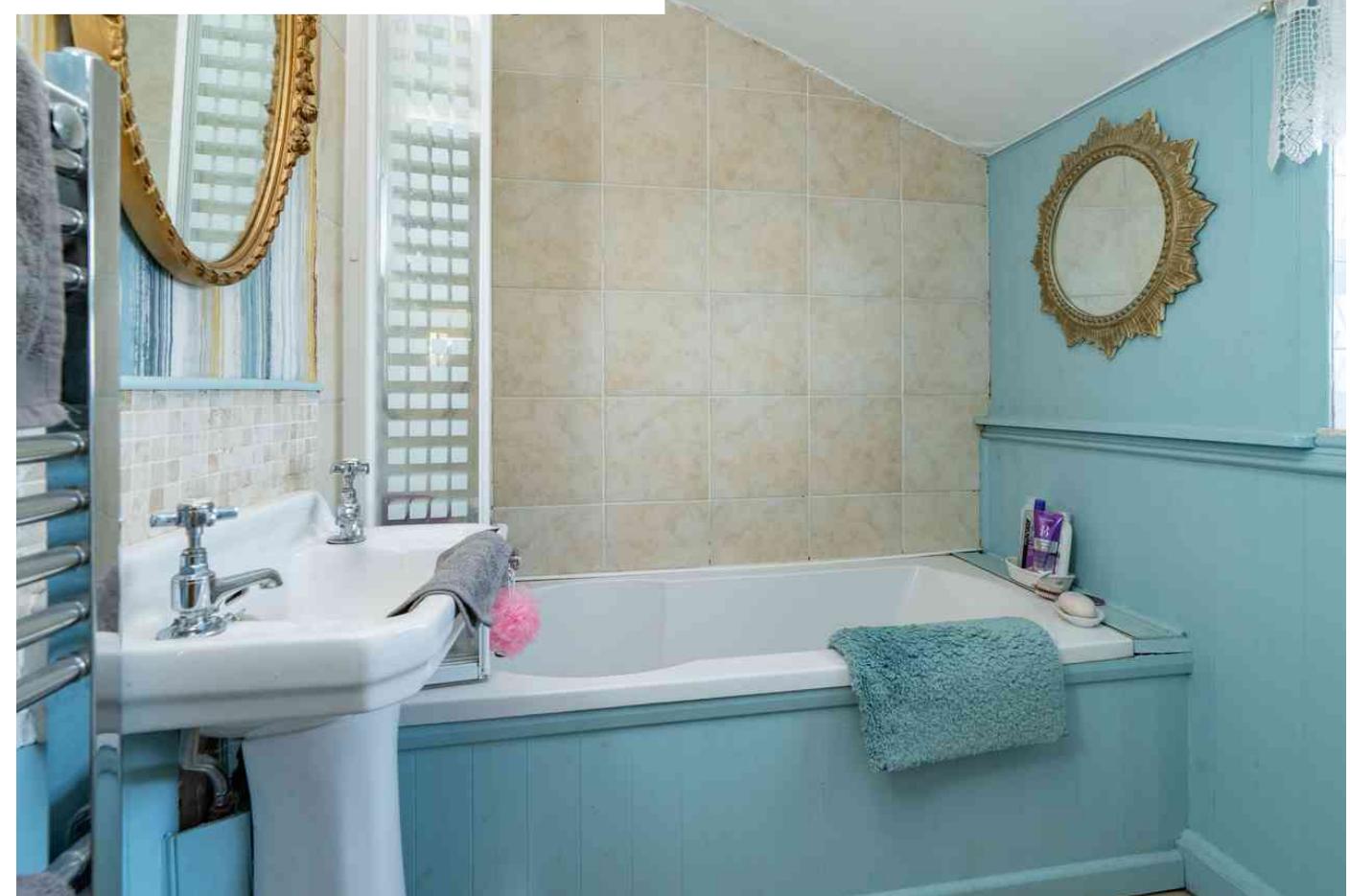
Having dual aspect windows to both the front and side of the property, radiator, ceiling light point, ceiling mounted beams.

### FIRST FLOOR LANDING

With doors arranged off to bedrooms two and three and the cloakroom.

### FIRST FLOOR CLOAKROOM

Having a two piece suite comprising a wash hand basin with mixer tap and push button WC. Ceiling light point.





#### **BEDROOM TWO**

12' 9" x 12' 0" (3.89m x 3.66m) (both maximum measurements)  
With window to front aspect, radiator, ceiling light point, built-in wardrobe.

#### **BEDROOM THREE**

13' 6" x 8' 10" (4.11m x 2.69m) (both maximum measurements)  
With window to front aspect, radiator, wall light points.

#### **EXTERIOR**

The property benefits from a driveway to the left hand side of the main cottage which provides hardstanding and off road parking space.

#### **CONCRETE SECTIONAL WOODSTORE**

To be included within the sale.

#### **CONCRETE SECTIONAL GARAGE/WORKSHOP**

16' 0" x 14' 2" (4.88m x 4.32m) (both maximum measurements)  
With up and over door.

**SHARMAN  
BURGESS**  
Est 1996

#### REAR GARDEN

Gated access leads round to the rear of the cottage with a pathway leading to the domestic gardens which are predominantly situated to the right hands side of the cottage and initially comprise a paved seating area leading to sections of lawn, with flower and shrub borders. A pathway continues to a further section of lawn again with flower and shrub borders. The remaining section of garden contains an area on which there is a concrete base with two timber stable currently in place. These have the benefit of a further grassed area, which the current owners use as an ideal exercise area for dogs. The gardens are fully enclosed by a mixture of fencing and hedging and are served by outside tap and lighting. The grounds also house the external Worcester Bosch oil central heating boiler and two oil tanks.

#### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.

#### REFERENCE

30012023/BOL



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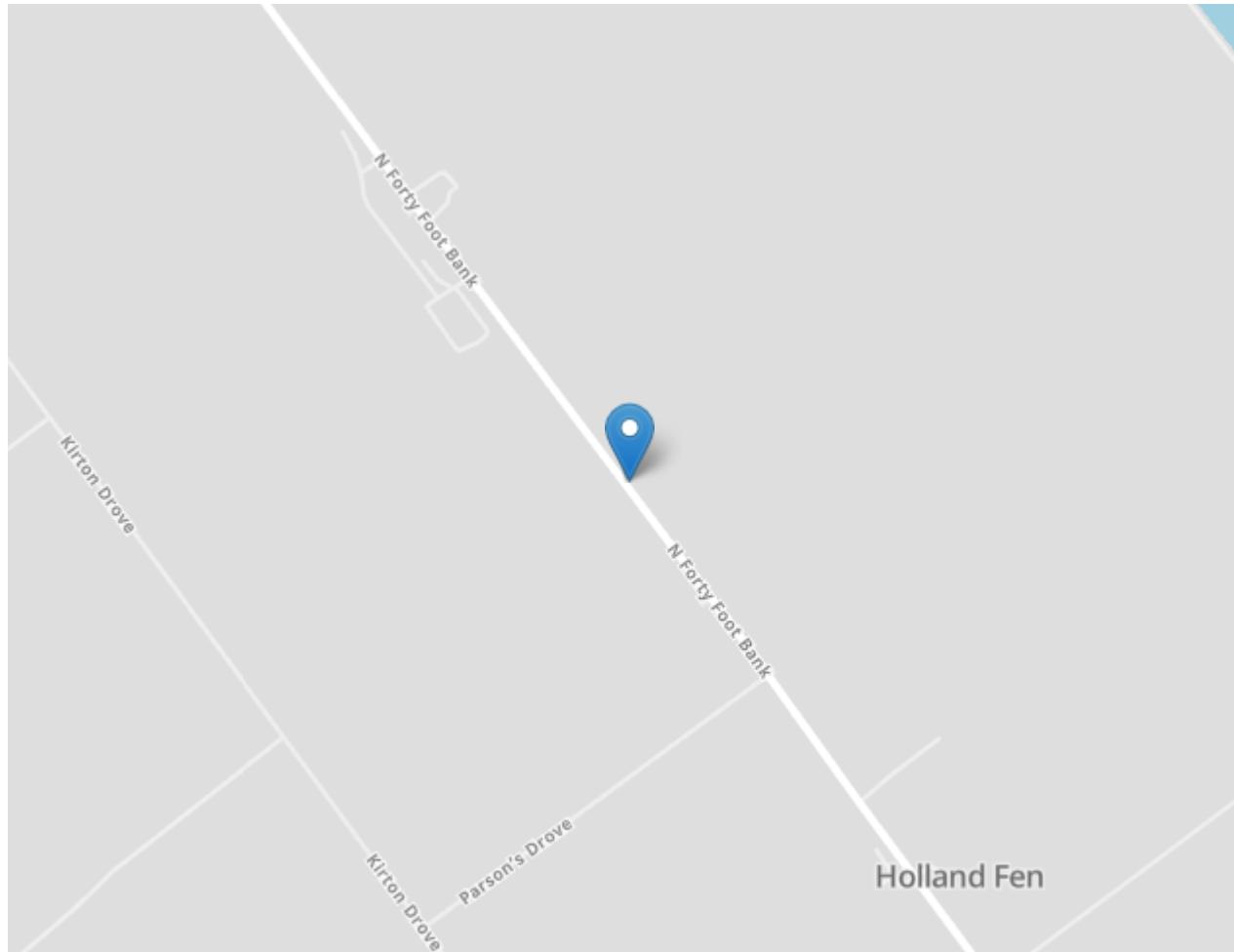
#### AGENT'S NOTES

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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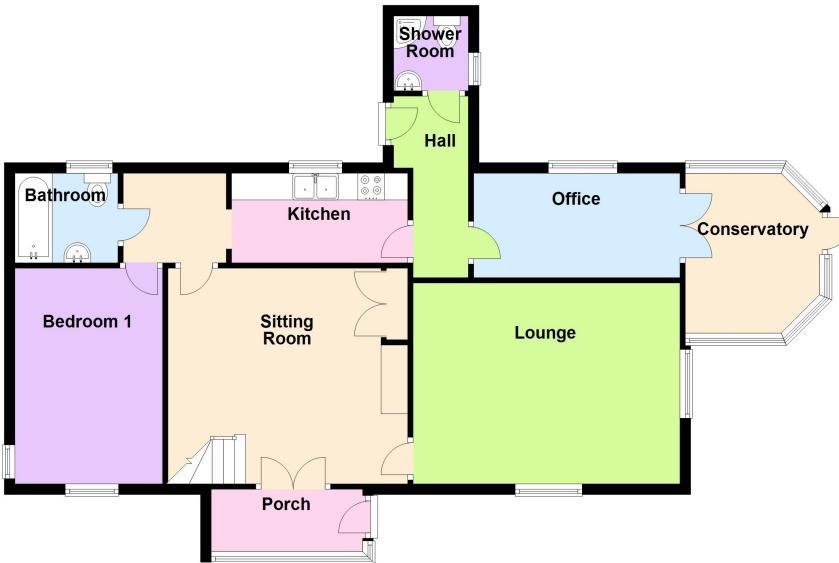
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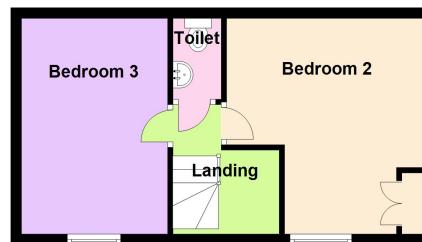


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 87.5 sq. metres (941.9 sq. feet)



**First Floor**  
Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	93	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		