



The Cottage, Sykes Lane, Saxilby, Lincoln. LN1 2NX

- A TRADITIONAL DETACHED FARMHOUSE
- BROAD PLOT JUST UNDER 0.5 ACRE (APPROX.)
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN & BATHROOM
- EXCELLENT DETACHED BRICK BUILT GARAGE
- SURROUNDING OPEN COUNTRYSIDE VIEWS
- HIGHLY DESIRABLE, EDGE OF VILLAGE LOCATION
- VIEWING COMES HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

**** STUNNING SURROUNDING OPEN COUNTRYSIDE VIEWS ** LARGE MATURE PLOT ** EXCELLENT OUTBUILDINGS **** A charming traditional detached cottage positioned at the edge of the highly sought after village benefitting from surrounding countryside views. The accommodation requires a scheme of updates with excellent potential for alteration or extension (subject to consent) with accommodation comprising, side entrance hallway, two front facing reception rooms, fitted dining kitchen with a rear lean-to conservatory and a ground floor bathroom. The first floor provides 4 bedrooms all accessed from a central landing. Extensive lawned gardens with two driveway and a substantial brick built garage and a second sectional garage. Viewing comes with the agents highest of recommendations. View via our Gainsborough office.



ROOM DESCRIPTIONS

SIDE ENTRANCE HALLWAY

2.85m x 1.81m (9' 4" x 5' 11"). With side wood grain effect uPVC double glazed entrance door, internal stable style hardwood entrance door leads through to the hallway with a return staircase allowing access to the first floor accommodation and a storage cupboard.

FRONT LOUNGE

3.69m x 3.67m (12' 1" x 12' 0"). Enjoying a dual aspect with front and side wood grain effect uPVC double glazed window, feature inset multi-fuel cast iron stove within a brick chamber and large projecting flagged hearth and TV point.

FITTED DINING KITCHEN

2.46m x 3.74m (8' 1" x 12' 3"). Enjoying side and rear wood grain effect uPVC double glazed windows and enjoying a range of oak shaker style matching low level units drawer units and wall units with a complementary patterned rolled edge working top surface incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built in five ring gas hob with overhead stainless steel canopied extractor, space and plumbing for appliances, tiled flooring and internal timber framed and glazed door through to the conservatory and further internal doors through to;

FORMAL DINING ROOM

3.69m x 3.70m (12' 1" x 12' 2"). Enjoying twin front wood grain effect uPVC double glazed windows and laminate flooring.

GROUND FLOOR BATHROOM

3m x 1.81m (9' 10" x 5' 11"). Enjoying an internal wood grain effect uPVC double glazed window with inset patterned glazing and a 5 piece suite comprising a low flush WC, bidet, pedestal wash hand basin, corner fitted panelled bath with moulded seat and a shower cubicle with overhead electric shower with glazed screen, wooden style cushioned flooring and fully tiled walls.

FIRST FLOOR LANDING

2.85m x 1.81m (9' 4" x 5' 11"). Enjoys a rear wood grain effect uPVC double glazed window enjoying open countryside views, exposed floorboards and doors off to;

FRONT DOUBLE BEDROOM 1

3.71m x 3.70m (12' 2" x 12' 2"). Enjoying a front wood grain effect uPVC double glazed window with open views and exposed brickwork to one wall.

FRONT DOUBLE BEDROOM 2

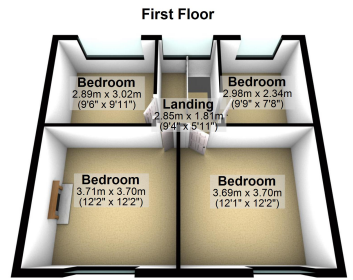
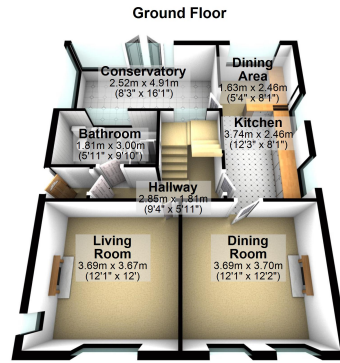
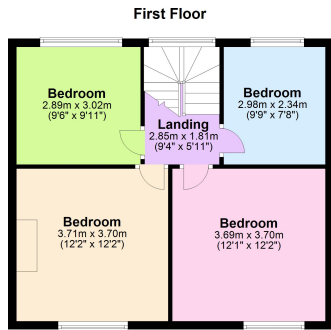
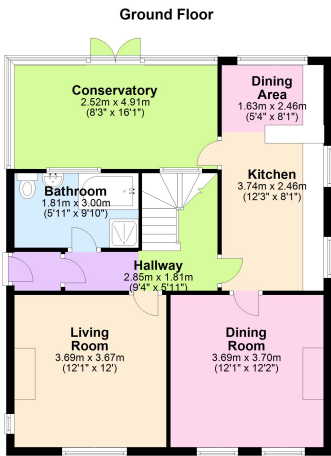
3.69m x 3.70m (12' 1" x 12' 2"). Enjoying a front wood grain effect uPVC double glazed window with open views and exposed brickwork to one wall.

REAR DOUBLE BEDROOM 3

2.98m x 2.34m (9' 9" x 7' 8"). Enjoying a rear



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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