CHOICE PROPERTIES
Estate Agents

Yew Tree Cottage Ings Lane, North Cotes, DN36 5UX

Price £260,000

Choice Properties are delighted to bring to market this stunning three bedroom semi detached residence located on Ings Lane situated in a quiet position in the sought after countryside village of North Cotes. The property retains original features throughout adding to its character whilst also boasting a spacious interior. The property is peacefully positioned with a stunning garden and countryside views. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Entrance Hall
4'8 x 2'9
Entrance hall leading to:-

Living Room
18'9 x 15'1
Impressively proportioned living room with window to front aspect, fireplace set into a featured surround, TV point, radiator.

Kitchen
12'0 x 12'9
Fitted with a range of wall and base units with work surfaces over, one and a half bowl porcelain sink, island with space for seating around. Plumbing for washing machine. Induction hob with extractor above and electric oven below. Dishwasher. Radiator.

Dining Room
12'2 x 8'11
Fitted with cupboards and work surfaces. Space for a large dining table or extra living space. French doors leading to the garden.

Bathroom
6'2 x 12'5
Fitted with four piece suite comprised of a pedestal wash hand basin, low level wc, fully tiled electric shower cubicle and panelled bath with single detachable shower head. Extractor fan. Radiator.

Landing
4'8 x 3'0
Leading to;

Bedroom 1
13'0 x 15'5
Generously proportioned bedroom benefitting from fitted wardrobes.

En-Suite
5'6 x 5'5
Fitted with a wash hand basin set over vanity unit with chrome mixer tap and a back to wall wc.

Bedroom 2
9'3 x 12'7
Double bedroom with window to rear aspect.

Bedroom 3
9'4 x 9'2
Double bedroom with window to rear aspect.

Summer House
7'9 x 8'10
Timber built summer house. uPVC windows and doors.

Garden
The property benefits from beautifully maintained gardens to both the front and rear which are connected via a footpath to the side. The front garden features a variety of different plants and shrubs all of which add an abundance of life to the garden. The rear garden has fencing to the perimeter and hedges. The rear garden is laid to lawn also benefits well established shrubbery including an pine tree. The oil fired boiler and oil tank can also be found to the exterior of the property.

Driveway
Graveled driveway providing off the road parking for multiple vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

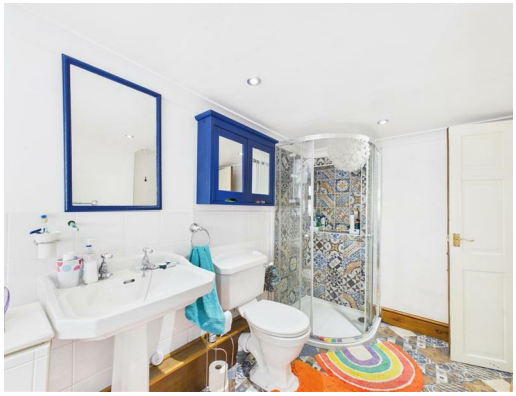
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033

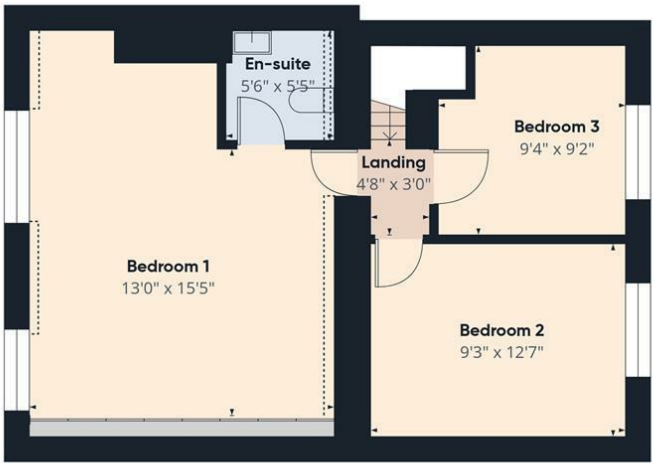
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

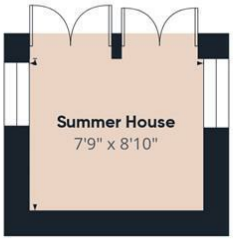
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1249 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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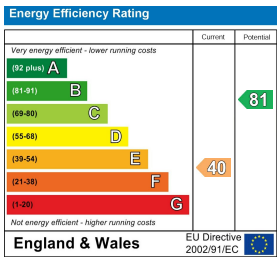
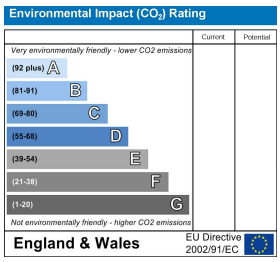
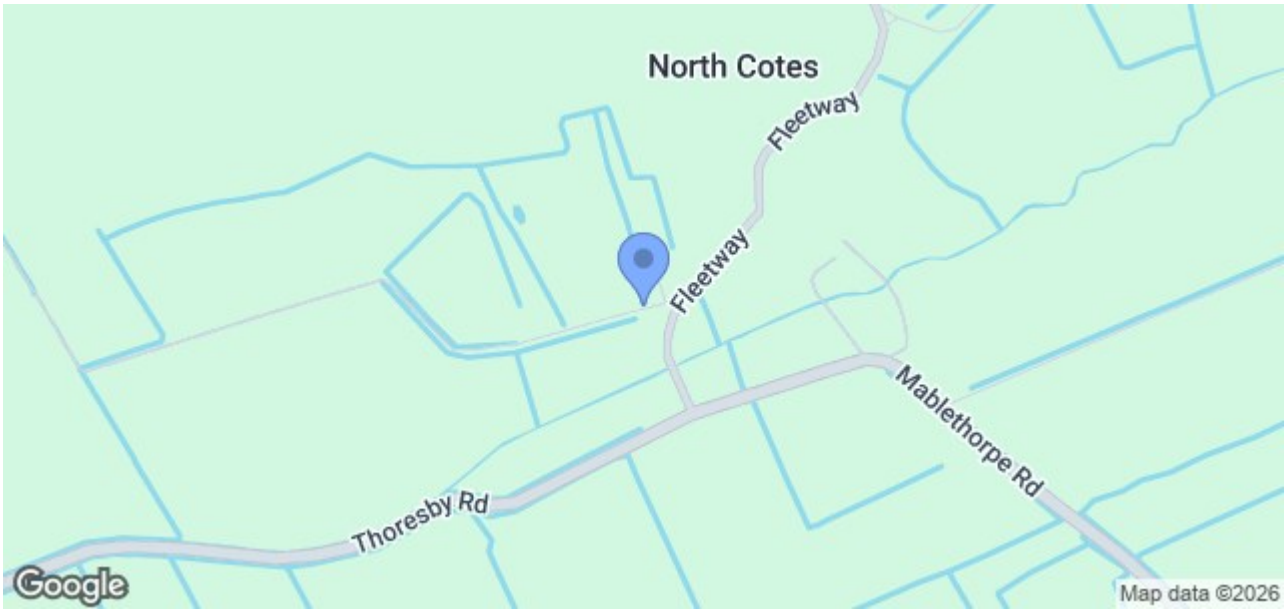
Directions

Exit Louth via Grimsby Road and continue on the A16 towards Grimsby. Continue for 7 miles into the village of North Thoresby then turn right onto High Street. Continue on this road for 4 miles and then turn left onto Fleetway. Continue for 150m then turn left onto Ings Lane. The property can be found a short way along this road on the hand side.