



# CHOICE PROPERTIES

*Estate Agents*

The Cottage Mill Road,

Theddlethorpe, LN12 1PB

Reduced To £239,950



Choice Properties are delighted to bring to the market this characterful detached two bedroom cottage which offers huge potential to modernise throughout and is located in a peaceful rural location. This rare to find opportunity is positioned on a generously sized plot of mature gardens, boasts far reaching open views and further benefits from two sizeable outbuildings plus a spacious driveway.

## The internal accommodation comprises:-

### **Reception room**

9'4" x 22'2"

Large dining room with Upvc window to three aspect. Upvc external door leading to garden. Radiator. Power points.

### **Sitting room**

11'10" x 11'8"

Double aspect windows. Log burner with tiled hearth, brick surround and hardwood mantle. Beamed ceilings. Radiator. Power points. Tv Aerial point.

### **Kitchen**

11'6" x 5'9"

Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Space for range cooker. Space for under counter fridge freezer. Part tiled walls. Tiled flooring. Power points. Upvc window to side aspect.

### **Utility room**

11'6" x 5'10"

Fitted clothes rails. Upvc external door leading to garden. Oil fired boiler.

### **Bedroom 1**

11'10" x 10'9"

Double bedroom with feature fireplace. Window to front aspect. Beamed ceilings radiator. Power points.

### **Bedroom 2**

11'10" x 7'3"

Double bedroom with dual aspect window. Storage cupboard housing hot water tank with fitted shelving. Radiator. Power point.

### **Shower room**

6'11" x 7'9"

Fitted with a three piece suite comprising of corner shower cubicle, pedestal wash hand basin and a low level w.c. Part tiled walls. Tiled flooring. Window to front aspect. Radiator. Extractor. Access to loft via loft hatch.

### **Driveway**

Paved driveway providing offroad parking for several vehicles including a caravan/motorhome.

### **Garage**

13'9" x 35'8"

Pedestrian access door. Window to side aspect. Power and lighting. Plumbing for washing machine.

### **Workshop**

11'10" x 22'0"

Fitted with power and lighting and vaulted ceiling. Upvc window to rear. Upvc French doors leading to garden. Internal door to:-

### **Storage area**

Upvc window. Beamed ceilings.

## **Garden**

The property stands proudly upon generously sized gardens which are neatly laid to lawn and feature an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas overlooking stunning open field views, perfect for relaxing in the sunshine or outdoor dining. There is also a pond surrounded by various shrubs.

## **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](http://www.e-lindsey.gov.uk)

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

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 472016

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

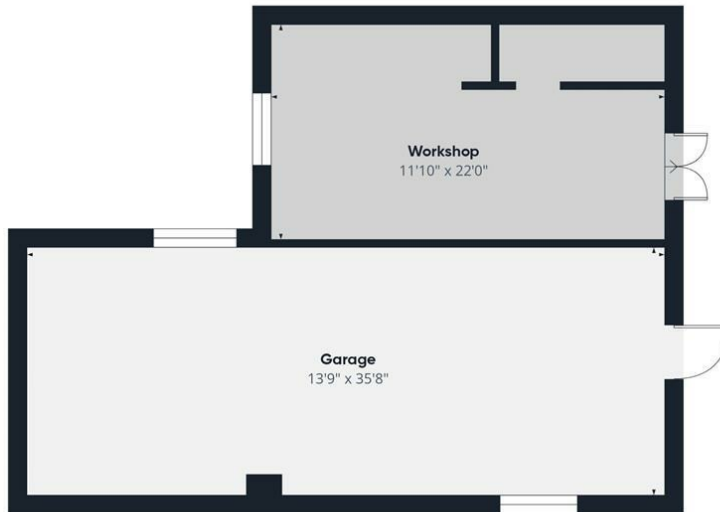








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1526 ft<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

(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

From our office head inland towards Alford and turn right onto the A1031. Follow this road until you come to a left turning onto Rotten Row and follow the bend around onto Mill Road. The cottage can then be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

