



Main Street,
Cadney, Lincolnshire, DN20 9HR

NEWTONFALLOWELL 

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Cadney, Lincolnshire, DN20 9HR
£340,000

Providing well proportioned and flexible FIVE bedroom family accommodation Grange Cottage stands in approx 1/3 acre of mature, established grounds in the quiet hamlet of Cadney. Understood to date back some 200 years, with subsequent additions, the Cottage briefly includes a 22'10 triple aspect Lounge, cosy Sitting Room and large Study ideal for the home worker(The village benefits from 20 mwat broadband connectivity). In addition to the beech effect Breakfast Kitchen the ground floor features a useful Utility room and separate Shower room. The first floor includes 5 very generous bedrooms together with a traditionally appointed family Bathroom. A double Garage and reception parking cater for those inevitable guests and a raised terrace enjoys superb views across the delightful, mature grounds.

Grange Cottage - where your family history begins.

CONSERVATORY

14'4" x 9'11" (4.38m x 3.04m)

A forward facing timber framed Conservatory enjoying views over the cottage style front gardens with tiled floor, translucent roof, french door to the side and multi-pane door to

RECEPTION LOBBY

With stair to the first floor.



SITTING ROOM

14'1" x 13'5" (4.31m x 4.10m)

An intimate forward facing room centred on the open fire with decorative cast iron fire surround with copper canopy, quarry tiled hearth and fitted bookshelving and cupboard to one side. There is also a radiator, tv aerial point and multi pane door to

LOUNGE / DINING ROOM

22'10" x 13'10" (6.98m x 4.22m)

Ideal for family celebrations this triple aspect room links to the rear terrace by French doors and includes polished oak floor, art nouveau style fire surround with decoratively tiled slips and mirrored overmantle, fitted book shelves, 2 radiators and tv aerial point.

STUDY

13'4" x 9'7" min widening to 13'1" (4.07m x 2.94m min widening to 4.00m)

A substantial dual aspect flexible space suited to use as either a Study, Family Room or Dining Room with radiator, under stair store cupboard and telephone point.

BREAKFAST KITCHEN

15'10" x 10'0" (4.84m x 3.06m)

The informal centre of the home and appointed with a range of high and low beech effect fronted units with contrasting work tops to include deep glazed Belfast style sink with timber drainers and cupboards under, space and plumbing for a dishwasher, 8 further base units together with 2 wine racks, electric cooker space with extractor over, an additional 5 units at eye level together with a glass fronted china display cabinet, tiled splash areas, radiator, windows to 2 aspects, fixed, decoratively glazed panel, radiator and slate effect tiled floor.

UTILITY

8'1" x 5'9" (2.48m x 1.76m)

A most practical area with floor standing oil fired boiler, space for an American style refrigerator, space and plumbing for an automatic washing machine, rear entrance door, window to the side aspect and slate effect tiled floor.

SHOWER ROOM

6'9" x 5'9" (2.06m x 1.76m)

Appointed with a suite in white to include close couple wc, wash hand basin on steel supports, glazed and tiled shower enclosure, radiator and 2 windows.

LANDING

A split level landing with exposed floor boards to the Main area, radiator, dado rail and window to the rear.

BEDROOM 2

13'5" x 9'8" (4.10m x 2.96m)

A dual aspect double room with windows to the front and side, radiator and deep hanging cupboard.

BEDROOM 3

9'9" x 9'11" (2.98m x 3.04m)

A rear facing double room with radiator, fitted Linen cupboard and exposed timber floor boards.

BATHROOM

6'9" x 5'9" (2.06m x 1.76m)

Appointed with a traditional suite in white to include pedestal wash hand basin, close couple wc, bath with telephone style mixer attachment and electric shower over, tiled to the splash and shower area with contrasting cobalt blue ceramics, radiator, window and painted panel ceiling and matching floor boards.

BEDROOM 4

14'2" x 10'0" (4.33m x 3.07m)

Enjoying views across the front garden toward the Church with fitted double wardrobe, radiator and exposed timber floor boards.

BEDROOM 5

13'10" x 9'3" (4.22m x 2.82m)

A further dual aspect double room with views across the rear gardens, radiator and exposed timber floor boards.

BEDROOM 1

13'2" max x 13'9" max (4.03m max x 4.20m max)

A superbly lit dual aspect double bedroom with exposed timber floor boards and radiator.

OUTSIDE

Fronted by neatly clipped privet hedging Grange Cottage is approached via a climber clad arch which opens to a well stocked, mature cottage garden with flagged walk ways and brick topped well (now filled in). There is a side reception area which leads to the detached brick built DOUBLE GARAGE with up and over doors and electric power. The real delight are the mature rear grounds which are best viewed from the flagged and gravel terrace and include established and well stocked shrub and herbaceous borders arranged around a lower lawn with striking silver birch tree and orchard with apple, pear, damson and cherry trees. A further raised seating area provides an alternative viewing point.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.



IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them



CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			61
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	37		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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