ROBERT BELL & COMPANY
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Village & Country

THE OLD SHOP, 8 MAIN STREET, ASHBY DE LA LAUNDE. LN4 3JG

This is a very pleasantly located Lincolnshire cottage standing in the heart of the small village of Ashby de la Launde, offering up a surprisingly good range of well proportioned and presented family accommodation comprising; Front Entrance Lobby, Sitting Room, Drawing Room, a good sized Dining Kitchen with attractive pine featured country style fitted kitchen, Garden Room, Laundry Room, Rear Entrance Lobby Landing, Family Bathroom and three good sized Bedrooms. The gardens enjoy an attractive view out over adjoining countryside to the rear and two Walnut Trees. This home offers what is at present a rare country benefit of having a **fibre optics 100 Mbps high speed broadband connection** ideal for those working from home. **A formal viewing of this well presented family residence is genuinely highly recommended. See the 360 Degree Virtual Tour at http://www.robert-bell.org/vt/109**

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THE AREA

Ashby De la Launde came to the nations attention in 2010 when the community grabbed the opportunity to service with a fibre optics 100 Mbps high speed broadband connection which many home based businesses require, particularly in the media. The village is conveniently located for nearby RAF Digby and a number of other bases in the region and there are good road connections out to the historic City of Lincoln and its excellent range of shopping and social facilities, Sleaford, the A1 and Newark and Granthams high speed rail links to London Kings Cross.

FRONT ENTRANCE LOBBY: having a UPVc oak grain styled front door with small obscure double glazed panel, staircase up to first floor, dado rail and stripped pine panel door through to:

SITTING ROOM [13' 5" x 11' 11"(4.09m x 3.63m)]**:** having a pleasant southerly aspect and an attractive slate fire surround with painted wood effect finish and decorative moulded cast iron hood and grate and accompanying tile cheeks and hearth. There is a radiator and wall light points. Stripped pine panelled door through to:

Sitting Room

CENTRAL LOBBY: with built-in under stairs storage cupboard and telephone point. Stripped pine panelled doors through to dining kitchen and:

DRAWING ROOM [13' 7" opening to 14' 10" x 13' 4"(3.99m x 4.27 x 4.06m) a delightful room with a southerly outlook from the bay window, a very appealing cast iron gothic fireplace surround with space for a small wood burning stove to the hearth, an attractive pine appointed ornament niche with shelving to one wall, wall light points, radiator and power points.

Drawing Room

DINING KITCHEN [14' x 13' 11"(4.27m x 4.24m) with an easterly view out over the driveway and a westerly outlook into the gardens. There is a good range of attractive pine featured country style fitted kitchen units with appealing door furniture with African Teak wood fitted work surface providing; a large ceramic Belfast style sink fitted one side with cupboard space and room for dishwasher below with room to one end for an upright fridge freezer. To the opposite side of the sink there is further fitted work surface with corner carousel and general cupboard space beneath, cookery and spice shelves above. To one side of this fitted work surface area, space is provided for a large range style cooker with a large and heavy bracketed style cooker hood, pine delft shelf above and integral double extractor fans. There is an attractive painted panelling to all walls to either full or dado rail height, old exposed feature ceiling beam, stripped pine panelled door, radiator and power points. Glazed panelled door through to:

Dining Kitchen

GARDEN ROOM [17'11" x 7' 6"(5.46m x 2.29m)] with good proportions with view out to the northwest into the garden with a French window providing access out into the rear garden with a pleasant view to the rear towards the adjoining open countryside;

radiator telephone point and power points. Access to roof space and open archway through to:

REAR ENTRANCE LOBBY: with UPVC double glazed entrance door and radiator

LAUNDRY ROOM [8' 11" x 6' 1" (2.72m x 1.85m)] having a good area of fitted work surface with open curtained storage space and room for laundry white goods and Worcester Danes Moor 15/19 oil fired central heating boiler below and to one corner a single drainer stainless steel sink unit. There is further fitted shelving a wall mounted cabinet with panelled mirror door and cottage style wall cupboards space above, tiled/painted wood style panelled splash back to fitted work surface area, cottage style ledged and brace door, fluorescent lighting strip and power points.

Laundry Room

TOILET: having a low level WC, painted wood style panelling to full height to one wall, cottage style ledged and braced door.

FIRST FLOOR

LANDING having a very pleasant westerly outlook down into the gardens, built in airing cupboard containing the insulted hot water cylinder with immersion heater and Economy 7 controller; dado rail, radiator and power points.

BEDROOM 2 [13' 5" x 12'(4.09m x 3.66m)] with a southerly outlook over Main Street and neighbouring homes to open countryside beyond, of good proportions, stripped pine panelled door, radiator, TV point and power points.

Bedroom 2

BEDROOM 1 [14' 1" x 10' 5"(4.29m x 3.18m)] looking beyond the rear garden with an open view across countryside to the north offering up just a glimpse of the Lincolnshire Wolds on the far horizon on the opposite side of the Witham Valley; attractive wood style painted panelling to picture rail height on two walls, radiator, TV point and power points.

Bedroom 1

INNER LANDING:

FAMILY BATHROOM having a pleasant outlook down into the driveway and across to the Walnut tree with its tree house and a glimpse of countryside beyond, with panelled bath with power shower fitment and shower curtain rail and accompanying attractive wall tailing above, pedestal wash hand basin with tiled splash back above, low level WC with cheque boarded designed seat and lid, pine panelled door, extractor unit and radiator.

Bathroom

BEDROOM 3 [13' 6" x 8' 1"(4.11m x 2.46m)] having a pleasant outlook across Main Street and over neighbouring homes across the countryside to the south, a good sized built in wardrobe/clothes closet with interior access point to roof space, picture rail, wall light point, TV point and power points.

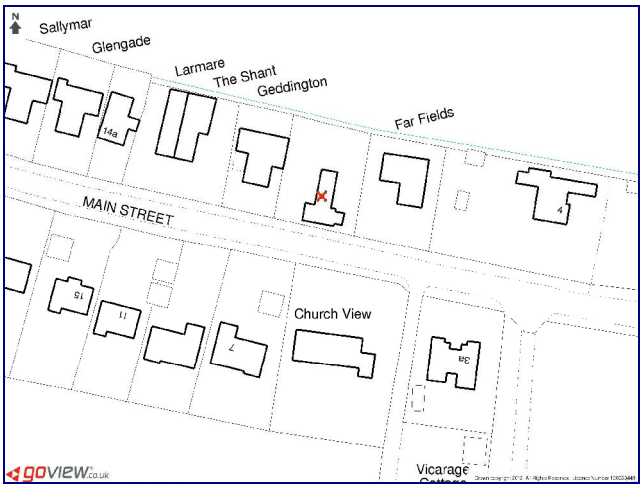
Bedroom 3

OUTSIDE

The property is approached from the roadside through a picket style entrance gate to the driveway which has been laid to gravel which runs down the eastern elevation of the house to provide more than ample car parking space for both family and visitors. There is a brick and corrugated roof panelled storage shed and a part timber clad fuel store adjoining the eastern elevation of the house. At the northern end of the driveway there is a large timber Workshop with concrete base, appropriate light fittings and power points.

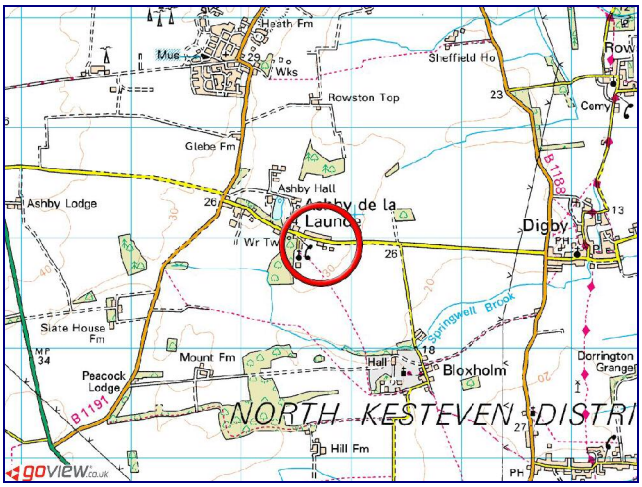
To the road side southern front of the house there is predominantly Privet mature hedging with Clematis and Ivy in part climbing up the elevation. There is a pedestrian picket gate from the pavement with a pathway leading to the front door.

The rear garden is most pleasing and in particular enjoys an attractive open view to the rear across adjoining open countryside where there is a small glimpse of the Lincolnshire Wolds on the far north eastern horizon. The main garden area has been predominantly laid to lawn with a large well stocked flowerbeds and borders including: Roses, Lavender, climbing Hydrangea, Bay tree, Poppies fruit tree, ornamental Beech and Conifers to a name but a few. There is an attractively detailed Veranda front adjoining the western elevation of the workshop from where one can sit and enjoy a pleasant view of the garden. Also there is a good sized paved patio area for table and chairs from where to enjoy the view to the north of the adjoining countryside. There is well tended Yew hedging to the rear boundary in part with a mature Walnut Tree set to both the northern eastern and north western corners of the grounds, one of which benefits younger family in having a tree house. There is a general garden storage area to the rear of the Workshop which also discreetly conceals the oil tank. To the western side of the grounds there is a timber Garden/Potting Shed with an adjoining fruit and vegetable garden area and a dedicated picket fence enclosed chicken run with coop. Down the western elevation of the house there are further flower bed/borders with variety of bulbs, Roses, Berberis, Sedum and more including Ivy climbing up the elevation of the western elevation of the house. There are exterior light fittings and an outside water tap



Site Plan (Marked x)

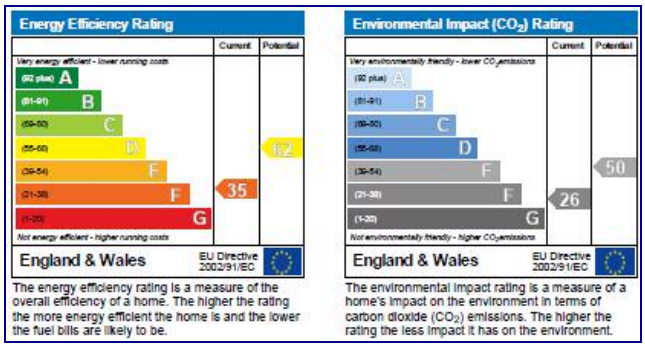
Site Location



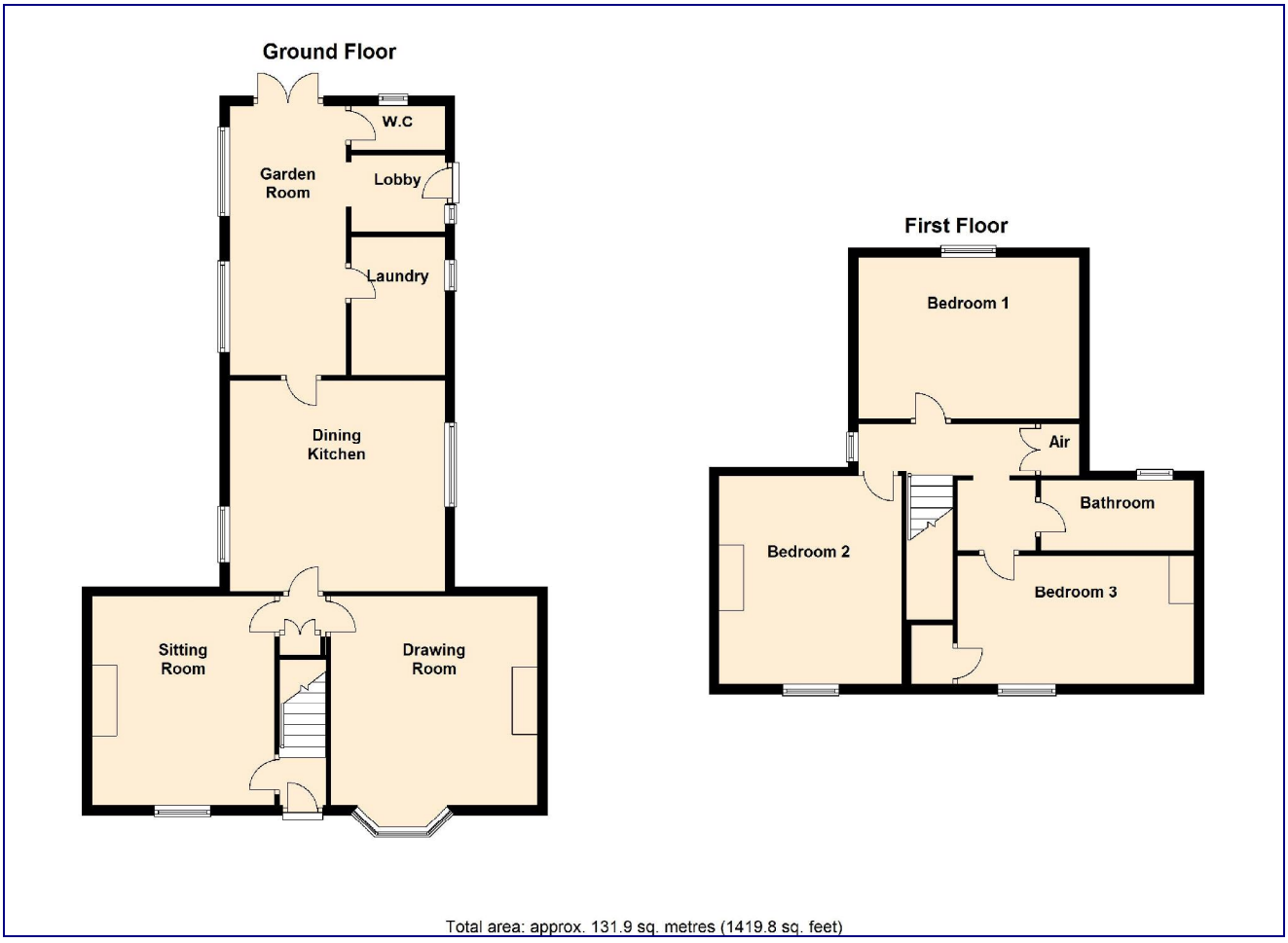
Area Location

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988; Email: lincoln@robert-bell.org;
Website: http://www.robert-bell.org



EPC Certificates



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