



Granny Halls Cottage
Pelhams Lands, Lincolnshire LN4 4QG

£199,950
NO ONWARD CHAIN

BELL
ROBERT BELL & COMPANY



Granny Halls Cottage

Pelhams Lands, Lincolnshire LN4 4QG

Lincoln – 24 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 8 miles

Coningsby - 7 miles

Distances are approximate

A quintessential English country cottage pleasantly situated to an ideal position to enjoy views of the open Lincolnshire countryside. Internally the property is enhanced by a flexible range of accommodation including two double bedrooms, two reception rooms, conservatory and dining kitchen. Outside the property has lawned gardens, garage, workshop and parking. The shopping, social and educational facilities can be found within the Georgian market town of Boston a short drive away. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a uPVC door into:

Entrance Lobby

With tiled flooring, cloak hooks to one wall, power point and latch door to:

Dining Kitchen **14' 11" x 11' 6" (4.54m x 3.50m)**

A dual aspect room and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, plate rack and wine rack. There is further fitted worksurface to opposite wall over base units, built-in larder cupboard and tiled alcove for electric cooker. There are ceiling spot lights, radiator, power points and door to:



Garden Room 12' 6" x 12' 0" (3.81m x 3.65m)

Providing views over the garden and open countryside beyond and having tiled flooring, radiator, power points and uPVC patio doors to garden.

Sitting Room 14' 3" x 13' 1" (4.34m x 3.98m)

With front aspect and having cast iron stove set to inglenook style open brick fireplace, exposed ceiling timbers, radiator, power points and latch door to:

Inner Lobby

With tiled flooring, and latch door to:

Bathroom 9' 6" x 5' 7" (2.89m x 1.70m)

With a recently fitted suite comprising panelled bath having shower attachment taps, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, heated towel rail and coved ceiling.

Bedroom 2 13' 2" x 10' 0" (4.01m x 3.05m)

With coved ceiling, dado rail, radiator, power points and uPVC double doors to:

Conservatory 9' 8" x 7' 1" (2.94m x 2.16m)

Overlooking the garden and open countryside beyond.

First Floor

Staircase from the living room directly into:

Bedroom 1 14' 8" x 13' 2" (4.47m x 4.01m)

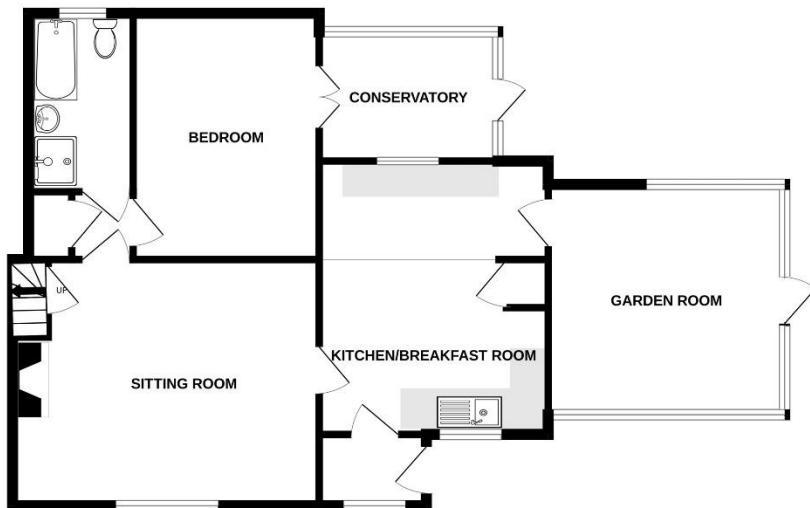
A room with appealing dual aspect views over open countryside and having radiator and power points.

Outside

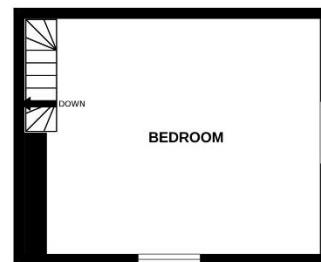
The property is approached over a driveway providing parking and leads to **Concrete Sectional Garage 14' 0" x 8' 4" (4.26m x 2.54m)**. There is a **Timber Workshop 19' 9" x 7' 8" (6.02m x 2.34m)** with power, lighting, double main doors and single door to side and **Wood Store 8' 0" x 5' 0" (2.44m x 1.52m)**. The remaining garden is predominantly laid to lawn with a variety of decorative shrubs to borders.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
207 sq.ft. (19.2 sq.m.) approx.



Further Information

Mains electric and water. Oil fired central heating. Drains to a private system. UPVC double glazing. Twelve solar panels.

Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR. Tel No: 01205 314200

DISTRICT COUNCIL TAX BAND = A

EPC RATING = E

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

THESE PARTICULARS WERE PREPARED MARCH 2024

Property Reference: WO0001 6452

TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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