



1 Home Farm Cottage
Twenty Foot Bank, Chapel Hill, Lincoln LN4 4TZ

£265,000

BELL



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Lincoln – 20 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 12 miles

(Distances are approximate)

1 Home Farm is a spacious, semi-detached family home, providing three generous double bedrooms including a master with dressing room and en suite. Located to a rural position, south-facing to the rear, with open views across arable farmland and towards Tattershall (with its red brick Castle) and Coningsby, the property is conveniently placed within a short drive of a full range of services in both villages.

Accommodation comprises entrance hallway, large lounge, kitchen, pantry / utility cupboard and further utility / store; garden room, dining room and wet room to the ground floor, with bedrooms and bathroom to the first. The property is set with large, lawned gardens spaces to the front, side and rear, a summer house and shed; small pond; and ample driveway parking for multiple vehicles to the side, alongside a garage/workshop.



Accommodation

The property is entered to the front through a wooden door to carpeted entrance hallway with staircase and access to:

Lounge 16' 1" x 13' (4.90m x 3.96m) with uPVC double glazed window to front and having wood effect flooring, television point, radiator and power points. Open doorway to:



Kitchen 13' 1" x 8' 9" (3.98m x 2.66m) having a uPVC double glazed window to rear; Butlers double sink to bevel edge wooden worktop, free standing storage unit and full height pantry cupboards. There is a Cuisine Master Range cooker and hob, wood effect flooring and door to **Pantry/Utility Cupboard**. There are wooden glazed door to side store, dining room, door to further store and to:

Rear Lobby with space and connections for appliances and having wooden glazed door to garden room and door to:

Wet Room 9' 9" x 3' 2" (2.97m x 0.96m) with uPVC double glazed windows to side and having shower, WC and pedestal wash hand basin. There is tiled flooring and board to walls.

Garden Room 17'4 x 7' (5.28m x 2.13m) with wooden double-glazed windows to front, side and rear and French doors to rear. There is wood effect flooring and multiple power points.

Dining Room 16' 2" x 13' (4.92 x 3.96m) with uPVC double glazed window to front and having exposed brick fireplace with wooden mantle, wooden flooring, radiator and power points.

First Floor

Landing with uPVC double glazed window to side and having loft access hatch and doors to bedrooms and bathroom.

Bedroom 2 19' 6" x 9' 8" (5.94m x 2.94m) with uPVC double glazed windows to front, radiator and power points.

Master Bedroom 13' x 9' (3.96m x 2.74m) with uPVC double glazed window to front and having radiator, power points and open doorway to:

Dressing Room / Bedroom 4 9'9 x 9' (2.97m x 2.74m) with uPVC double glazed window to rear, radiator, power points, wall mounted Worcester boiler and door to:





En-Suite Shower Room having uPVC double glazed obscure window to rear and having wash hand basin to storage unit, shower cubicle with tiled surround and monsoon and regular shower heads over. There is tile effect flooring.

Family Bathroom 8' 10" x 5' 11" (2.69m x 1.80m) with uPVC double glazed obscure window to rear and having freestanding bath on ball and claw feet with shower over, pedestal wash hand basin and low-level WC. There is tile effect flooring and radiator.

Bedroom 3 13' 1" x 9' (3.98m x 2.74m) with uPVC double glazed window to rear, radiator and power points.

Outside

The property is approached to the side, to a large gravel parking space suitable for multiple vehicles and home to a timber and sheet roof **Garage and Store**. Gates lead to the side of the garden.

The garden is contained by fencing to ensure a child and pet friendly space, with pedestrian gate out to the front. Laid to lawn, the garden wraps around the front, side and rear of the property with mature flowers and trees. The rear faces south, looking across neighbouring arable farmland and is set with a large, paved patio seating space, alongside the fishpond with water features. A **Timber Summerhouse** and shed frame shed offers useful storage space. Separately fenced is a further, lawned, garden area to the rear, with a gate leading to the larger garden.



North Kesteven District Council – Tax band: A
ENERGY PERFORMANCE RATING: E

Total Floor Area = 133 square metres

LPG central heating

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.

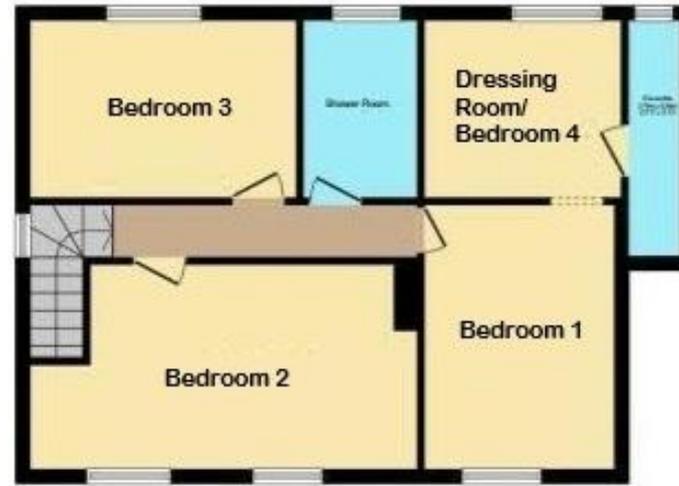
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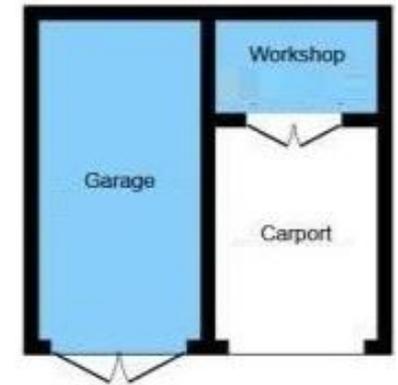




Ground Floor



First Floor



Outbuilding

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