



Five Trees Cottage

Main Road, Stixwold, Woodhall Spa, Lincolnshire LN10 5HP

£285,000

BELL
ROBERT BELL & COMPANY



Five Trees Cottage

Stixwold, Lincolnshire LN10 5HP

Lincoln – 18 miles

Grantham – 34 miles (with East Coast rail link to London)

Boston – 19 miles

Woodhall Spa – 2.5 miles

(Distances are approximate)

A charming two-bedroom cottage of some considerable appeal pleasantly situated within this pretty Lincolnshire village. Internally the property provides well-presented accommodation including dual aspect kitchen diner and lounge featuring exposed ceiling beams and latch doors. Externally the property is further enhanced by its large most appealing gardens comprising a walled courtyard, brick built summerhouse and decorative borders. The property is situated a short drive away from Woodhall Spa with its wide range of shopping, social and educational facilities. A viewing is certainly recommended to fully appreciate the full charm and character both inside and out.



Stixwold is a village a short drive from Woodhall Spa, which offers a good range of shopping and social facilities. Woodhall Spa is known for its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain. The market town of Horncastle lies approximately six miles away and stands as the gateway to the Lincolnshire Wolds. The historic City of Lincoln and the East Coast both lie within driving distance.



Accommodation

Entrance Lobby

Having solid timber main entrance door, staircase to first floor, radiator, built-in cloaks cupboard and latch door to:

Lounge 12' 4" x 14' 0" (3.76m x 4.26m)

A charming dual aspect room having gas coal-effect fire with carved timber surround, glazed pattern tiling and tiled hearth. There are exposed ceiling timbers, picture rail, feature meat hooks, radiator, TV aerial point, power points and door leading to:

Dining Kitchen 19' 7" x 7' 9" (5.96m x 2.36m)

A most appealing dual-aspect room, with aspect and stable door to courtyard and French doors opening to side gardens; having a wide range of fitted units comprising 1½ bowl stainless steel sink with drainer inset to ample work surface over matching base units, space and plumbing for washing machine and slimline dishwasher. There are wall-mounted cupboards above with down lighting, slot-in gas cooker, ample power points, exposed ceiling beams and radiator.

First Floor

Landing

With latch doors to:

Bedroom 1 12' 11" x 10' 5" (3.93m x 3.17m)

With attractive views towards open countryside and having a range of built-in half wardrobes to one wall, radiator and power points.

Bedroom 2 9' 11" x 9' 6" (3.02m x 2.89m)

With a rear aspect and having built-in cupboard, fitted wardrobe, radiator and power points.

Bathroom 9' 6" x 6' 8" (2.89m x 2.03m)

With side aspect and having a white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and close coupled WC, decorative tiling to half-height, radiator and shaver light.





Outside

The property is approached over a gravel driveway providing ample parking for several vehicles and access to a **Detached Garage 22' x 10' (6.70m x 3.05m)** with timber double doors, power and lighting. The remaining front garden is laid to lawn accompanied by an extensive range of colourful shrubs to borders with mature hedging to boundaries.

A stepping stone path leads to main entrance door and red brick path leads along the side gardens flanked by ornamental shrubs, water feature and clay-tiled patio area leading to **Rear Courtyard** a most appealing walled entertaining area, paved, with stable door below storm porch giving access to dining kitchen and timber doors giving access to a brick and slate roof outbuilding providing utility space and **Hobby Room 10' x 6' 11" (3.05m x 2.11m)** having power and lighting. The second giving access to **Gardener's WC** with a low-level WC and wash hand basin. To the rear of the hobby room is a log store and electric car charger. The attractive rear gardens are predominantly laid to lawn with mature hedging to boundaries, and extensive colourful plants and trees to borders. There is a **Brick Built Summerhouse/Workshop (14'3" x 14' max (4.34m x 4.26m) narrowing to 7'5" (2.26m)** with strip lighting, power points, covered veranda, timber garden potting shed and paved patio. To the far end is a **Timber Summerhouse** with veranda, feature wildlife pond and mature trees to borders. The gardens are further enhanced by the far-reaching rural views and attractive open countryside.

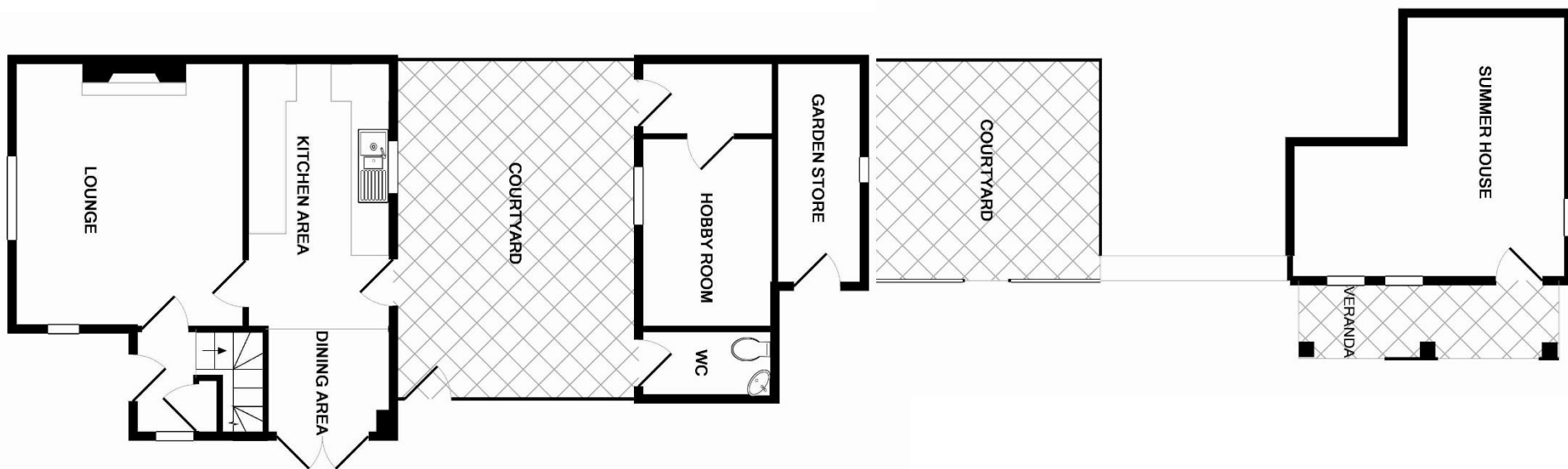
Further Information

Mains electric, water and gas. Gas central heating. Drains to a private system.

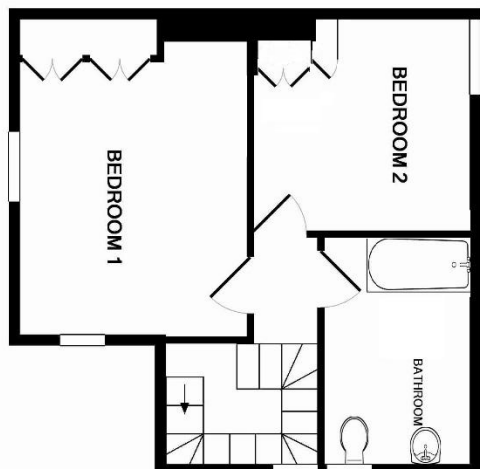
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = A
EPC Rating = E

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.





GROUND FLOOR



1ST FLOOR

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