



The White Cottage

Asterby End, Asterby, Louth, Lincolnshire. LN11 9UF

BELL



The White Cottage

Asterby, Louth

NO ONWARD CHAIN! The White Cottage is an enchanting country cottage of great charm and character, set on a raised plot of 0.20 acres: mainly split-level lawned, with raised cultivated beds, 3 sheds, a greenhouse, wildlife pond and 2 car parking spaces. The accommodation comprises: entrance hall with wood burning stove and stairs to the first floor, lounge, galley-style kitchen, dining room with doors onto the garden, bathroom, rear porch with store; first floor landing-study area and a double bedroom.

The property is superbly situated along a no through road in the typical Lincolnshire hamlet of Asterby, in the heart of the 'Lincolnshire Wolds' National Landscape, surrounded by stunning countryside and conveniently located for the ever-popular market towns of Horncastle and Louth. Both are home to a full range of services and amenities, plus primary, secondary and grammar schools.



ACCOMMODATION

Entrance Hallway with wood, obscure glazed front door and wood double glazed window to front; wood effect flooring, log burning stove to brick and tiled surround, built in storage space, carpeted staircase to first floor, electric wall mounted heater and ceiling light. Open doorway to kitchen and door to:

Living Room having uPVC double glazed sash window to front aspect; carpeted floor, fireplace with tiled cheeks and wood surround, electric wall mounted heater, ceiling light and power points.



Kitchen having uPVC double glazed sash window to rear; wood window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer and under counter washing machine, electric oven and hob. Wood effect flooring, ceiling lights and power points. Door to:

Dining Room having uPVC double glazed French doors to side, window to front aspect; wood effect flooring, wall mounted electric heater, wall lights and power points. Door to bathroom and obscure glazed door to:

Rear Porch with wood double glazed windows to side and rear, patio door to side aspect, tiled floor and wall light. Door to Store.

Bathroom having uPVC double glazed sash window to side aspect; bath with shower over, pedestal wash hand basin and low level WC. Tiles and panelling to walls, wood effect flooring, built in airing cupboard and ceiling light.

First Floor

Landing Study Area (currently configured as a bedroom) with uPVC double glazed sash window to front aspect; carpeted floor, wall light and power points. Door to:

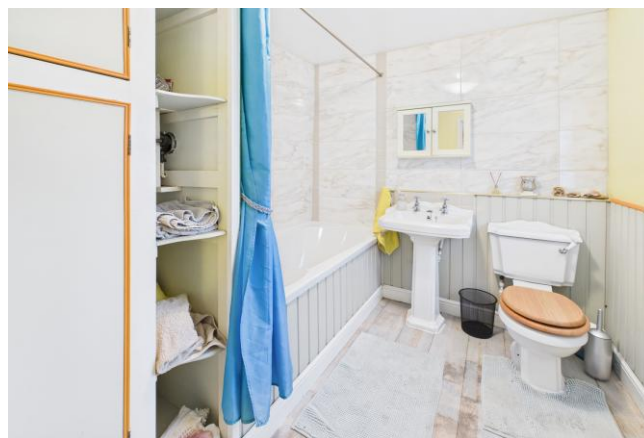
Bedroom with uPVC double glazed sash window to front aspect; built in wardrobes and drawers, carpeted floor, wall light and power points.

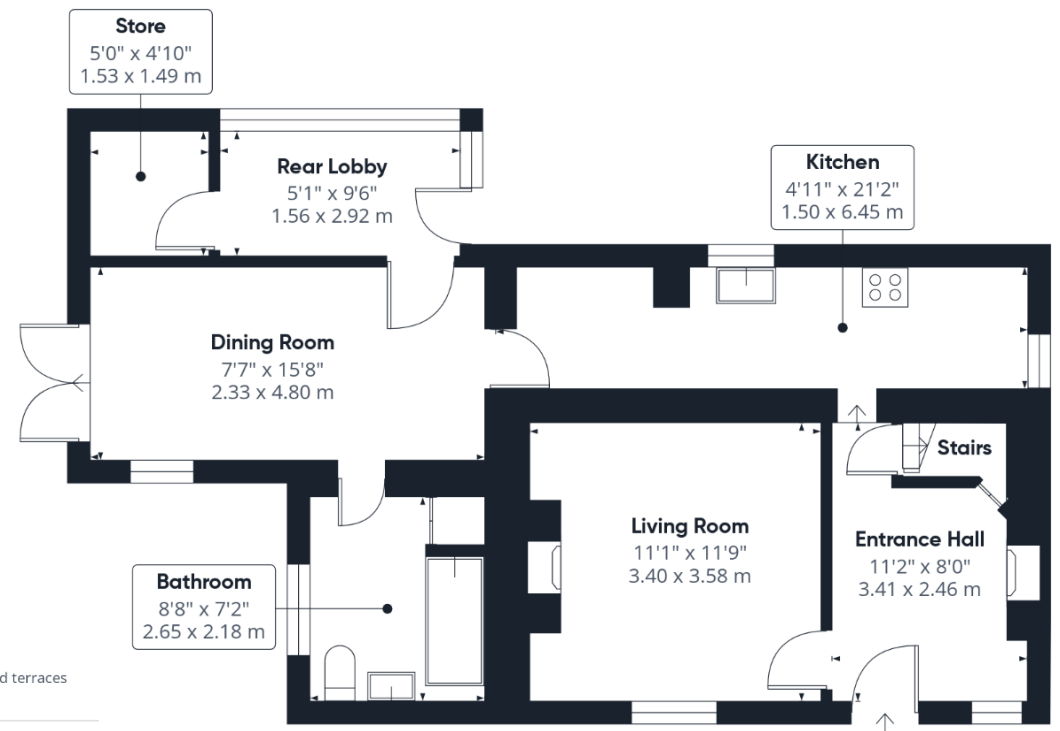
OUTSIDE

The property is elevated from the road, with the wall-contained parking space to the front on 'the flat'. A personnel gate leads up to the front door, with the gardens being laid to lawn and coloured by mature flowers, trees and shrubs.

Gravel paths lead through the garden and to the rear patio, which stands alongside raised vegetable boxes; timber shed and a greenhouse. To the rear is a small pond.

The boundaries are largely contained by mixed hedging, with some fencing to the rear.





(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

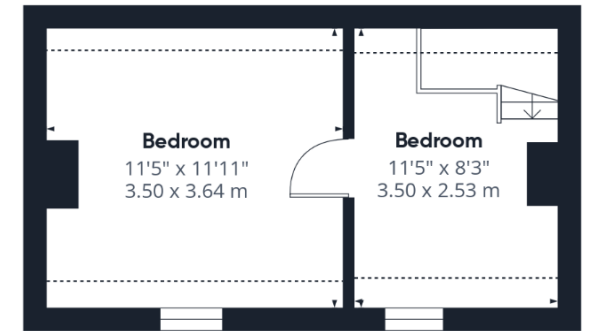
782 ft²

72.7 m²

Reduced headroom

35 ft²

3.2 m²



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING:
Electric heaters main source of 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.

DISCLAIMER

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VIEWING: By arrangement with the agent's Horncastle Office

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