



CHOICE PROPERTIES

Estate Agents

White Cottage Beesby Road,
Markby, LN13 9QH

Price £275,000



Welcome to Beesby Road, Markby - a charming rural location perfect for those seeking a peaceful retreat. This delightful detached cottage boasts open views of the picturesque surroundings, offering a tranquil setting for you to call home.

With 745 sq ft of living space, this property provides a cosy yet spacious environment for you to enjoy. The detached nature of the house ensures privacy and a sense of exclusivity, allowing you to truly unwind in your own haven.

One of the standout features of this property is the generous garden space it offers. Imagine spending sunny afternoons relaxing in the tranquillity of your own garden, surrounded by the beauty of the countryside.

Whether you're looking for a weekend getaway or a permanent residence away from the hustle and bustle of city life, this detached cottage on Beesby Road is sure to capture your heart. Don't miss out on the opportunity to own a piece of countryside paradise - enquire now and make this charming property your own.

With the benefit of gas central heating and UPVC double glazing the well laid out internal accommodation comprises:-

Side entrance door to:

Hallway

14'8" x 6'3"

Staircase to the first floor landing. Understairs storage cupboard. Feature beamed ceiling. Radiator. Thermostat controls for the central heating. Cupboard housing the electric meter. Opening leading through to the Kitchen.

Kitchen

8'5" x 5'8"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled walls. Radiator. Spot lighting.

Reception Room

11'5" x 12'3"

Open fire set in feature tiled surround. Radiator. Feature beamed ceiling. Wall lighting. Fitted bookshelf.

Bedroom 3/Sitting Room

8'0" x 12'6"

Radiator. Cupboard housing the gas combination boiler which supplies the central heating and hot water.

Landing

8'4" x 6'6"

Radiator. Storage cupboard. Smoke alarm.

Bedroom 1

9'0" x 12'3"

Radiator. Loft access.

Bedroom 2

7'9" x 12'3"

Radiator.

Bathroom

8'4" x 5'6"

With three piece white suite which consists of a panelled bath with mixer shower and screen over. wash hand basin. w.c. Chrome heated towel rail. Fully tiled walls.

Driveway

Spacious gravelled driveway with turning space and parking for several vehicles.

Gardens

The property is position on a spacious plot with mature gardens which are laid to lawn with a wide variety of trees and plants. Large fish pond with water feature. Storage shed. Open views over farm land.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

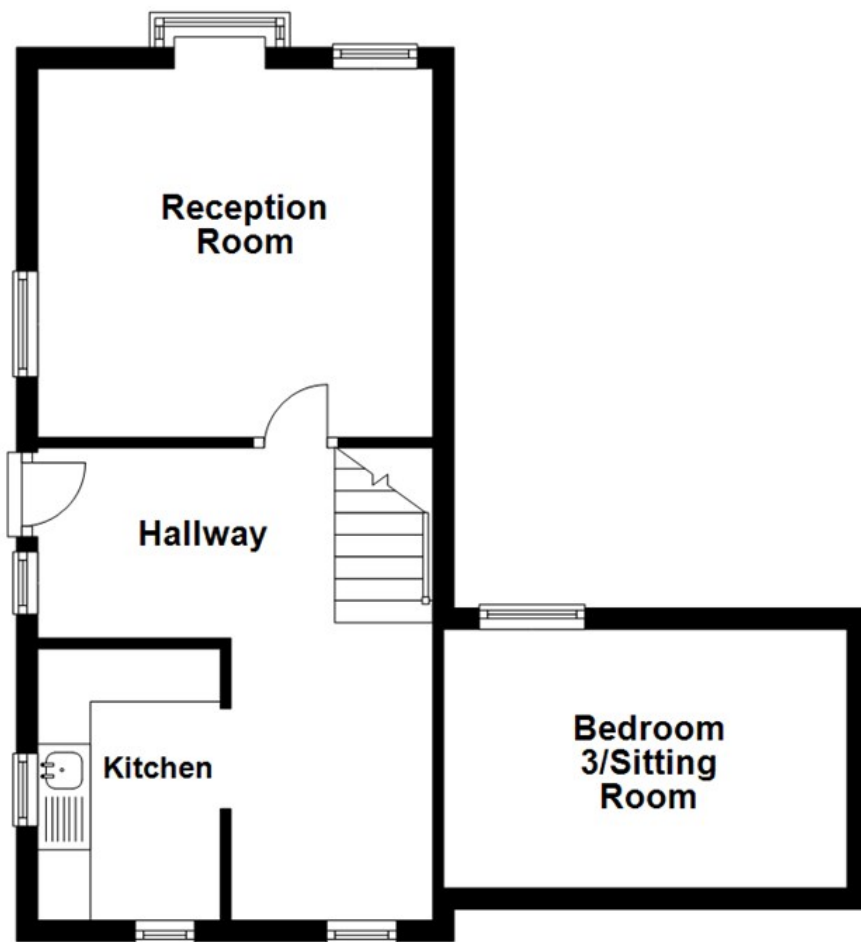
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





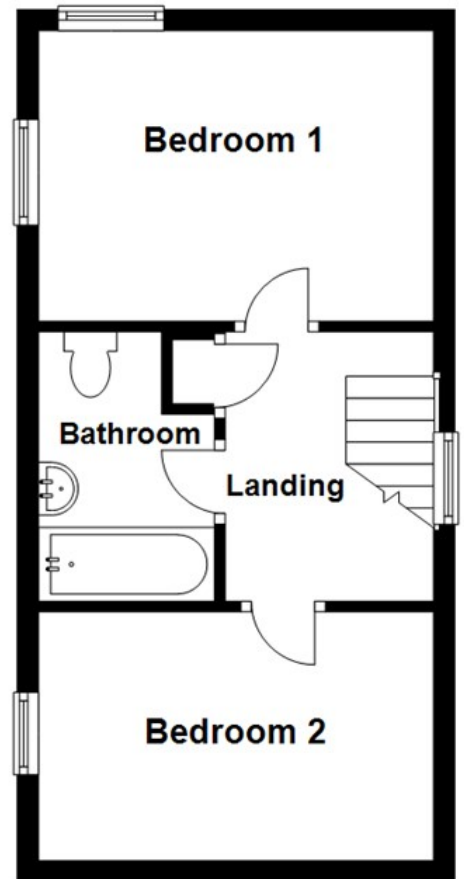
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 69.3 sq. metres (745.5 sq. feet)

Directions

From our Sutton on Sea office head towards Alford and keep on this road until you enter Markby then turn right onto Beesby Road. White Cottage is the last property on your left hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	53		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

