



CHOICE PROPERTIES

Estate Agents

Manor Farm Cottage , Muckton, LN11 8NU **Reduced To £475,000**



*****WAS £530,000 NOW £499,950***** Choice properties are delighted to offer for sale this stunning and expansive four bedroom (one en-suite) detached house, situated in a most sought after hamlet, overlooking open views to both the front and rear aspects. The property sits proudly upon generously sized and beautifully maintained grounds which measure approximately 3/4 of an acre (sts) and also benefits from Oil central heating and UPVC double glazing throughout. Viewing is highly advised to appreciate the character and charm throughout this fabulous home.

Offering generously proportioned rooms with an impressive layout the stylish and abundantly light accommodation comprises:-

Entrance Hall

4'6" x 16'7"

Ceramic tiled flooring, dual aspect windows, staircase to the first floor, under stairs storage section, door to wc, radiator, door to :-

Kitchen/Diner

13'4" x 22'3"

Fitted with the most modern and stylish range of wall and base units which has been installed by the current seller, double Belfast sink unit with stainless steel mixer taps, range cooker with featured stainless steel extractor hood over, integral dish washer, space for freestanding fridge/freezer, two built in pantry cupboards providing ample storage (one housing the electric meter), central breakfast bar, multi-fuel burner set into featured surround with tiled hearth and wooden mantle, wooden flooring, partly tiled walls, inset spot lights to the ceiling, light and airy kitchen, window to the front aspect, radiator.

Utility

8'7" x 9'9"

Fitted with a range of base units with worktops over, one and a half bowl stainless steel sink unit with drainer and stainless steel mixer taps, plumbing for a washing machine, space for a tumble dryer, tiled flooring, radiator, large window to rear aspect, pedestrian door to side aspect leading into the garden.

Reception Room

14'0" x 12'4"

Multi fuel fire set into featured surround with tiled hearth and wooden mantle, wooden flooring, TV Aerial point, radiator, window to the front aspect.

Dining Room

17'2" x 9'7"

Spacious dining room with ample table space, wooden flooring, door to reception room and garage, built in storage cupboard housing the boiler, telephone point, radiator, door to:-

Conservatory

8'7" x 22'3"

Polycarbonate roof, oak effect laminate flooring, dual aspect windows, double opening French patio doors to the rear aspect leading onto the beautiful rear garden, dual aspect windows, pedestrian door to side aspect, radiator.

Landing

20'5" x 3'1"

Built in storage cupboard, two loft access point, featured arch window to the front aspect, radiator.

Bedroom 1

12'6" x 12'11"

Remarkably spacious double bedroom, featured dual aspect arch windows overlooking the most stunning views of the garden, TV Aerial point, radiator, door to:-

En-suite Shower room

4'4" x 7'0"

Fitted with a three piece suite comprising shower cubicle with electric shower over and sliding glass screen doors, pedestal wash hand basin with mixer taps, wc, tiled splash backs, extractor fan, chrome heated towel rail, radiator.

Bedroom 2

13'8" x 10'1"

Spacious double bedroom, arch window to the side aspect, TV Aerial point, radiator.

Bedroom 3

16'0" x 10'1"

Spacious double bedroom, arch window to the side aspect, TV Aerial point, radiator.

Bedroom 4

8'6" x 9'5"

Arch window to the front aspect, radiator.

Bathroom

8'3" x 9'5"

Fitted with a modern four piece suite comprising panelled bath with single taps, shower cubicle with mains waterfall feature shower head over, pedestal wash hand basin with single taps, wc, tiled splash backs, chrome heated towel rail, built in storage cupboard housing the hot water cylinder, radiator.

WC

3'3" x 5'4"

Fitted with a two piece suite comprising wash hand basin with mixer taps and tiled splash backs, wc, radiator.

Driveway

Gravelled driveway providing off road parking for numerous vehicles, including motorhomes and caravans.

Tandem Garage

30'10" x 9'9"

With up and over door, power and lighting, window to the side aspect, electric car charging point, water taps.

Gardens

The property proudly stands upon a generously sized gardens of approximately 3/4 of an acre. The gardens wrap around the property and are beautifully presented with an abundance of colourful plants, trees and shrubbery throughout. There are a variety of wonderful fruit trees and bushes including apple, pear, blackcurrant, raspberry, gooseberry and strawberry. There is a spacious allotment section with 16 Solar photovoltaic panels providing electricity. There is a log store to the side of the property and a timber fence which provides access to further gardens. The greenhouse and two useful timber storage sheds are also included in the sale. The garden overlooks beautiful open field views to the rear aspect.

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. Amount payable in 22/23 is £1,450.68

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

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.

Door to:

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.

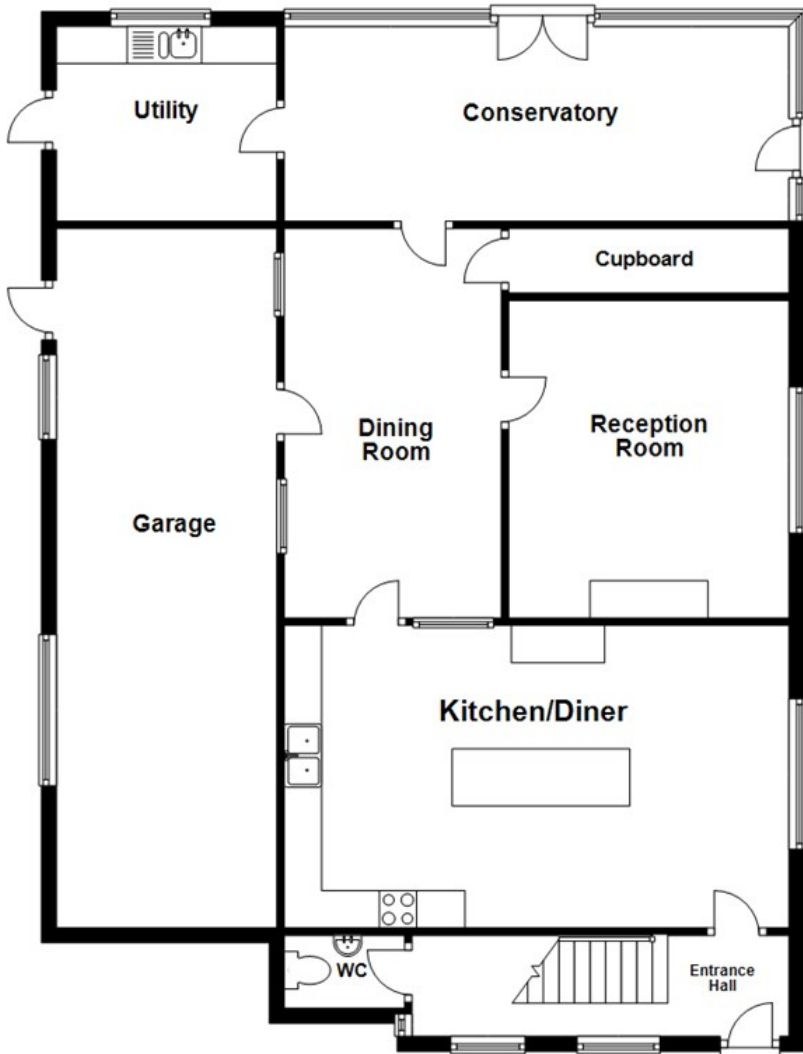




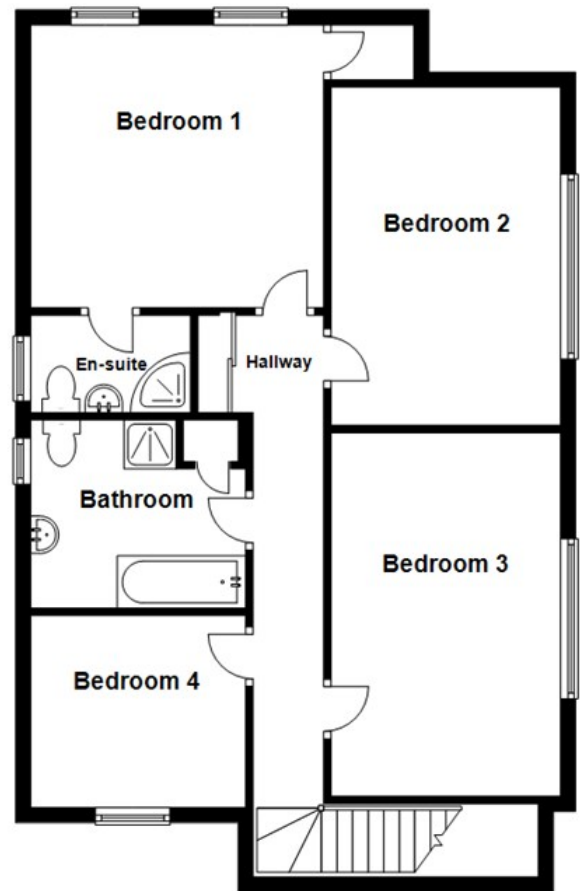




Ground Floor



First Floor



Directions

Head out of Louth via Legbourne Road and proceed to the roundabout going straight over, after approximately a quarter of a mile take the right hand turn to Little Cawthorpe. Upon entering the 30 mph limit continue round the sharp bend to the right and proceed up the road turning sharp left into Top Road. Follow the road continuing past the Church. Continue along this road to Muckton village and the property is located on the left hand side.

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

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

