



14 The Green

Reepham, Lincoln, LN3 4DH

£237,500

A charming Grade II listed period cottage situated in a conservation area and within the heart of the sought after village of Reepham. The property offers immaculately presented living accommodation with farrow and ball décor, bespoke fitted shutters and boasts many original features. The accommodation offers a bespoke fitted Kitchen with integral appliances and features the original bread oven/range, a cosy Lounge to the front has oak flooring and a multi-fuel burner with a box window seat overlooking the Green to the front. The stairs lead to a First Floor Landing with a double Bedroom with built-in wardrobe and good sized Bathroom. To the rear of the property there are well stocked cottage style gardens which have been lovingly maintained by the current owner and includes a summer house. To the rear of the garden there is communal parking. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits within this sought after village location.





SERVICES

All mains services available. Gas Central Heating.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Reepham on Hawthorn Road (from Lincoln), proceed to the centre of the village and turn left onto Church Lane. Continue along Church Lane and The Green can be located on the left hand side.

LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.



ACCOMMODATION

KITCHEN

13' 11" x 7' 10" (4.24m x 2.39m) , with window and door to the rear elevation, tiled flooring, base units with oak work surfaces over, porcelain sink with mixer tap, free standing cooker with induction hob and extractor fan over, space for fridge and integral washing machine.

LOUNGE

14' 6" x 12' 7" (4.42m x 3.84m) , with window to the front elevation with fitted shutters and box seat, oak flooring, fireplace with multi-fuel burner inset, radiator and stairs to the first floor.



FIRST FLOOR LANDING

With exposed floorboards.

BEDROOM

14' 5" maximum x 9' 10" (4.39m x 3m) , with exposed floorboards, window to the front elevation with fitted shutters, access to the roof void, built-in wardrobe and radiator.

BATHROOM

11' 3" x 7' 9" (3.43m x 2.36m) , with window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin, freestanding bath and recently fitted shower (2020) with walk-in shower cubicle, partly tiled walls, radiator with towel rail and Airing Cupboard with Combi boiler (which is still under warranty).



OUTSIDE

To the rear of the property there are well-stocked cottage style gardens with a wide variety of mature plants, shrubs and trees. There is a seating area, garden shed and summer house. A gate leads to the parking area at the rear for the cottages.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 011 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

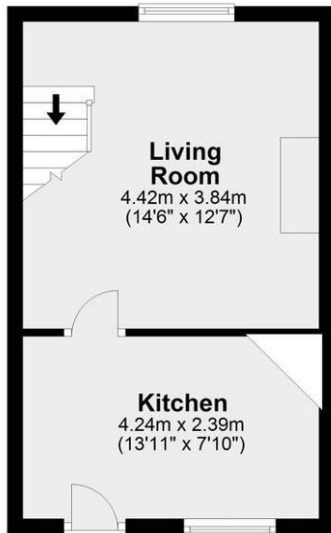
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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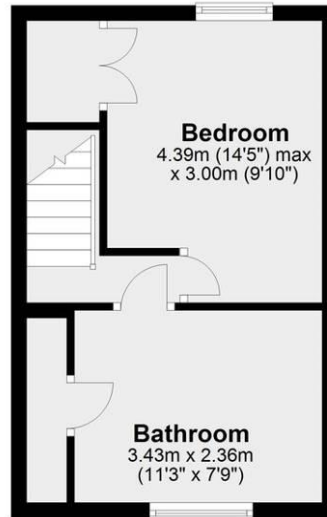
Ground Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



Total area: approx. 53.8 sq. metres (578.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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