



## Rose Cottage, Barff Road

Potterhanworth, Lincoln, LN4 2DU

**£325,000**

A rare opportunity to purchase a three bedrooomed detached period cottage, set on a generous sized plot within the heart of the popular village of Potterhanworth. The plot on which the property sits offers potential for extensions (subject to necessary planning permission). The internal well-presented living accommodation briefly comprises of Reception Hall, Downstairs WC, Utility Room, Bedroom 3 with En-suite, Kitchen, Lounge and a First Floor Landing leading to two further Bedrooms and a Bathroom. Outside there is a generous mature garden to the rear with a driveway to the side that leads to the rear of the property and also gives access to a Detached Garage. Viewing of the property is essential to appreciate the accommodation on offer and the position on which it sits.





**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln south on the B1188 proceed through the village of Branston and at the cross roads turn left where signposted Potterhanworth. Continue to the centre of the village and turn right onto Nopton Road and then left onto Barff Road where the property can be located on the right hand side.

**LOCATION**

The property is situated within Potterhanworth Village, a highly desirable Village, located approximately six miles south east of Lincoln City Centre. Potterhanworth has a well-regarded Primary School and easy access to nearby villages of Branston, Nopton and Dunston.





## ACCOMMODATION

### RECEPTION HALL

13' 5" x 8' 0" (4.09m x 2.44m) , with UPVC double glazed door and window to the side elevation, skylight and radiator.

### W.C

5' 4" x 2' 11" (1.63m x 0.89m) , with UPVC double glazed window to the rear elevation, vinyl flooring, partly tiled walls, radiator, low level WC and wash hand basin.

### UTILITY ROOM

7' 8" x 7' 4" (2.34m x 2.24m) , with UPVC double glazed external door and window to the rear elevation, vinyl flooring, radiator, plumbing and space for washing machine and oil fired central heating boiler.

### BEDROOM 3

10' 8" x 7' 2" (3.25m x 2.18m) , with UPVC double glazed window to the rear elevation, fitted wardrobes and drawers, wash hand basin and vertical radiator.

### EN-SUITE WET ROOM

7' 0" x 5' 0" (2.13m x 1.52m) , with fully tiled walls, low level WC, wash hand basin, walk-in shower with wet room floor and drain, radiator and extractor fan.

### KITCHEN

14' 8" x 14' 3" (4.47m x 4.34m) , with UPVC double glazed window to the front elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, sink unit and drainer with mixer tap, space for freestanding cooker, integral fridge, radiator and spot lighting.

### LOUNGE

15' 10" x 14' 6" (4.83m x 4.42m) , with UPVC double glazed window to the front elevation, timber window to the rear elevation, fireplace and hearth and door to stairs.

### FIRST FLOOR LANDING

With fitted cupboards.

### BEDROOM 1

14' 6" x 10' 11" (4.42m x 3.33m) , with UPVC double glazed windows to the rear and side elevations, feature fireplace and radiator.

### SHOWER AREA

3' 8" x 3' 0" (1.12m x 0.91m) , with UPVC double glazed window to the rear elevation, walk-in shower, wash hand basin and partly tiled walls.

### BEDROOM 2

16' 3" x 7' 1" (4.95m x 2.16m) , with UPVC double glazed window to the front elevation and radiator.

### BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and bath, partly tiled walls, heated towel rail and storage cupboard.





## OUTSIDE

To the front of the property there is a driveway which leads to the side and rear and also gives access to the Detached Single Garage. There are lawned gardens and a range of mature plants, shrubs and trees.

### WEBSITE

Our detailed web site shows 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](http://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

Sills & Betteridge, Ringos Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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 01522 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

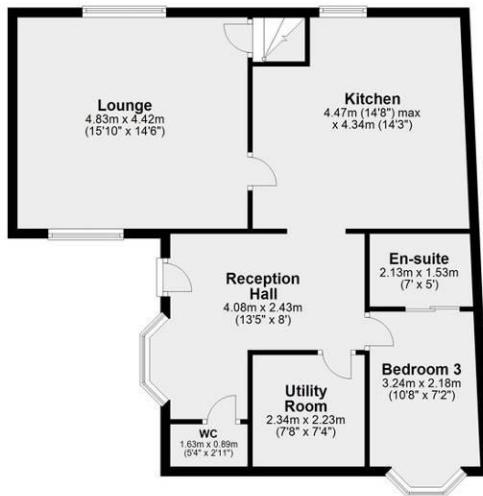
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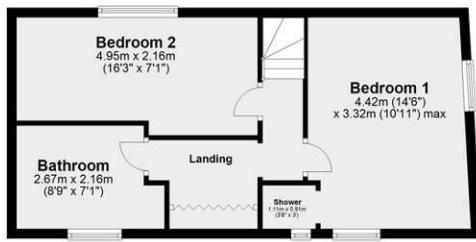
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**Ground Floor**  
Approx. 73.2 sq. metres (788.4 sq. feet)



**First Floor**

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 113.0 sq. metres (1216.7 sq. feet)

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

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