



Jay Cottage, Lammins Lane

Mareham-le-fen

PE22 7QE

£260,000

NO CHAIN INVOLVED! We are delighted to offer onto the market this beautifully refurbished semi detached house which has had no expense spared and is wonderfully presented! Situated on a large plot of approx 0.13 of an acre with off-street parking for multiple vehicles, the property benefits from a newly installed oil central heating system and the accommodation briefly comprises Dining Kitchen, Lounge, Bath/Shower Room with claw foot roll top bath and separate shower enclosure, and on the first floor 2 Bedrooms. Outside there are a range of outbuildings which are ideal for home office/studio use. Viewing is highly recommended to appreciate the quality of this lovely property! There is potential to create a further dwelling within the plot (subject to all necessary consents and planning permissions). Council Tax Band 'A'. EPC rating 'D'.



Property Features

- Refurbished Semi Detached House
- Various Large Outbuildings
- Approx 0.13 Of An Acre
- New Floor Coverings
- 2 Bedrooms
- Viewing Recommended
- Brand New Oil Central Heating System
- No Chain Involved

Full Description

LOCATION

Mareham-le-fen is situated just off the main A16 road (A155) and is close to the aircraft museum at East Kirkby. The village benefits from a local shop post office, thatched village pub, fish and chip shops and has a local school. The property is close to excellent livery facilities for those who have a horse or are contemplating getting one. The stables and grazing are on a neighbouring country estate which offers extensive off-road hacking over fields and in their woodlands. Mareham-le-fen has numerous lanes and roads to offer those who like to walk, have a dog or cycle. Further shops and amenities are available in nearby Coningsby including Doctors, Boots, Opticians, Vets and Dentists.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

DINING KITCHEN

18' 6" x 8' 11" (5.64m x 2.72m)

With uPVC double glazed entry door with obscured window, newly fitted

base units and worktop surface areas, single black resin sink with mixer tap, high rate extractor/cooker hood which extracts to the outside with black splashback, uPVC double glazed window overlooking the rear, cornice to ceiling, new integrated oven, downlighters, tall feature radiator, new oil central heating boiler serving hot water and heating, floating floor with cushion flooring.

SITTING ROOM

13' 0" x 11' 9" (3.96m x 3.58m)

With new Salamander 4kw stove with stainless steel cooktop with wooden surround and "marble" hearth, cornice to the ceiling, dado rail, floating floor with cushion flooring, underlighting to recess areas, uPVC double glazed leaded window overlooking the front, staircase leading to the first floor.

BATH/SHOWER ROOM

7' 11" x 7' 2" (2.41m x 2.18m)

Being fully-tiled with roll-top, claw foot bath with mixer tap, separate shower cubicle, vanity wash hand basin with storage below, low level WC, tiled flooring, obscured uPVC double glazed window overlooking the side, cornice to ceiling, radiator.

FIRST FLOOR

LANDING

8' 10" x 5' 8" (2.69m x 1.73m)

With radiator, spotlighting and wooden and bespoke metal handrails.

BEDROOM 1

12' 11" x 11' 9" (3.94m x 3.58m)

With feature period fireplace (display purposes only) with hearth, cornice to ceiling, radiator, uPVC leaded double glazed window overlooking the front, fitted cupboard.

BEDROOM 2

8' 10" x 7' 0" (2.69m x 2.13m)

With uPVC double glazed window which overlooks the rear, two fitted cupboards, radiator, cornice to ceiling.



Full Description

OUTSIDE

The property is approached via a gravelled driveway with parking space opening out to the rear garden and across the front providing off road parking for multiple vehicles. The 5 bar gate is 12' wide, enough to accommodate a motorhome, caravan or horsebox. The rear garden has a range of outbuildings including:-

Summerhouse - being south facing with seating area to the front and benefiting from being insulated, power connected and log burning fire

Garden Store - with power connected and overhead florescent lighting and log burning fire.

Garden Room - being west facing and ideal for a home office or studio. TV point, power connected and log burning stove. This room has two sets of glazed double doors. The left of the garden room building is sectioned off with double doors with electric panel radiator and power points. The far end of the garden room is sectioned off to provide an additional storage shed.

Other outbuildings include a log store and shed by the entrance gate.

The garden is laid to lawn with gravel, small trees and paved areas.

NB

The vendor informs us that the property has had new armoured cable from the outside electricity supply box to four of the sheds. New flooring has been installed to kitchen, sitting room, stairs, landing, master bedroom and second bedroom. The bathroom extension roof has been renovated with new battens, new green breathable membrane with drip traps and insulation. We are also informed that there is a HETAS certificate for the newly installed multi-fuel stove and OFTEC Certificate for the newly installed oil central heating system. There is potential to create a further dwelling within the plot (subject to all necessary consents and planning permissions).

ESTATE AGENT ACT 1979

We are obliged to inform all prospective purchasers that this property is owned by a family member of a member of staff at Neil Kaye Estate Agents.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors). We understand the property to be in Council Tax Band 'A'.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

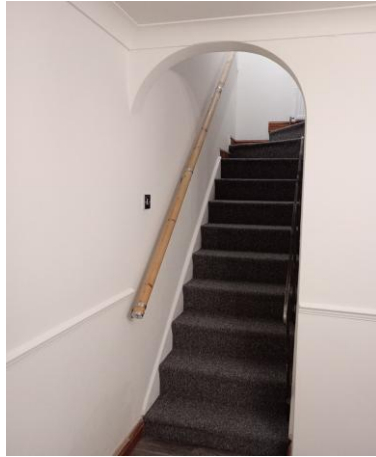
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Monday to Friday 9am to 5pm
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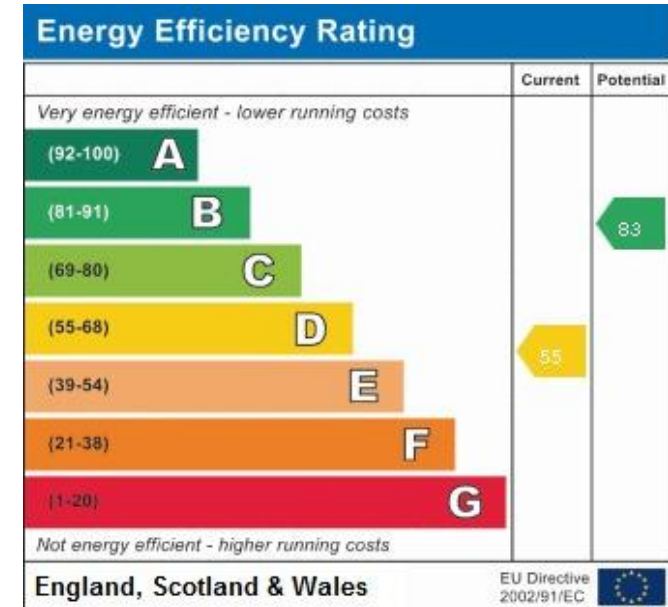






DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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