

MASONS

SALES & LETTINGS



DOVEDALE COTTAGE,  
CONINGSBY

MASONS

EST. 1850



# ABOUT DOVEDALE COTTAGE...

A smartly presented period cottage positioned in an idyllic riverside setting within a sought after Lincolnshire town. This deceptively spacious home that has been extended and renovated to a high standard offers versatile accommodation with high quality fixtures and fittings comprising entrance hall, lounge, dining kitchen, conservatory, study and shower room. To the first floor 4 double bedrooms off the landing with en suite to the master with further family bathroom. Externally the property has extensive driveway parking leading to the double garage with the rear garden enjoying a private aspect extending down and adjoining the river Bain creating a peaceful and serene setting.

## Directions

From the centre of Coningsby, on Silver Street travel north out of the town centre and take the right turning when you have reached the A153, High Street, signposted towards Horncastle. Travel along High Street for a short distance and take the left turning into the High Street service road and Dovedale Cottage will be found shortly on the left-hand side.

## The Property

A charming period detached cottage having later rear extensions providing further two storey accommodation. The property has brick-faced walls with pitched timber roof construction covered in clay pantiles with uPVC fascias, soffits and guttering and has characterful Georgian style uPVC double-glazed windows and doors throughout with the superb conservatory to the rear providing additional living accommodation. The garage to the rear has been built in complementary design to the main dwelling. The property is heated by way of the gas-fired Glow Worm central heating boiler which is serviced on a regular basis and has been renovated by the current vendor to a very high, efficient standard with additional underfloor heating to the conservatory. The property offers versatile accommodation with potential for ground floor bedroom and adjacent en suite shower room with the upstairs enjoying family bathroom and en suite to master which are both smart and contemporary in design.





# DOVEDALE COTTAGE, 107 HIGH STREET, CONINGSBY, LN4 4RF

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

## Entrance Hall

Having external timber canopy with pitched, tiled roof covering, courtesy lighting to either side and part glazed uPVC door with frosted glass window to side, into the spacious and welcoming hallway having exposed brickwork and flagstone flooring. Timber staircase leading to first floor with timber banister and wrought iron railings, carpeted treads and picture window into kitchen with stained glass. Pine latched doors to principal rooms and alarm panel to wall. Spotlights to ceiling and smoke alarm. Cloaks cupboard to side fitted with shelving and hanging rail, ideal for coats and shoes. Door through to:

## Study/5<sup>th</sup> Bedroom

Situated at the side with carpeted floor and pine panelling to half height. Picture window into kitchen with stained glass and window to side elevation. Internet connection point, electric consumer unit to wall and spotlights to ceiling. Would make an ideal study or ground floor bedroom, having the adjacent shower room. Useful understairs storage cupboard.

## Shower Room

With corner shower cubicle with Triton electric unit, low-level WC, wash hand basin and fully tiled walls. Tiling to floor, extractor fan and ceiling light point.





### Lounge

Positioned to the front with windows to two aspects. A large reception room having plenty of character features, including oak beams to ceiling, exposed brickwork walls and Inglenook fireplace with exposed brickwork, oak mantelpiece and inset electric log-effect fire on raised tiled hearth. Carpeted floor and opening at the side to an extended seating area with small window and spotlights to ceiling.





### **Kitchen Diner**

A superb feature of the property is a grand farmhouse style kitchen with good range of base and wall units fitted with Shaker style solid oak doors. Rolltop laminated work surfaces and attractive tiling to splashbacks with woodblock worktop, adjacent sink, cut drainage grooves and undermounted Belfast sink. Extensive range of cupboards extending to corner with the Rangemaster gas cooker positioned with twin oven and grills with five-ring gas hob over and brick-built chimney hood above. Windows to two aspects and range of appliances including Samsung dishwasher, Beko washing machine and Bosch tumble dryer. Attractive tiling to floors and spotlights to ceiling. Ample space to centre for large dining table. Further units adjacent with wine rack and further cupboards and drawers. Stable style door into:





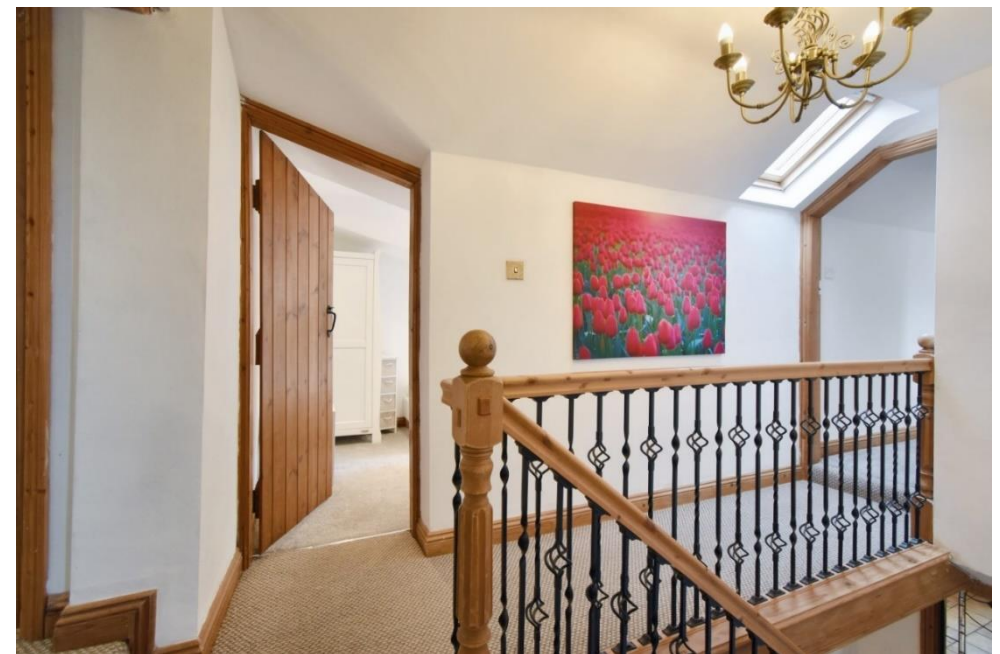


### **Conservatory**

A superb large conservatory situated to the rear having fully glazed windows to perimeter with double French doors leading to garden. Opaque polycarbonate roof panels and oak flooring with underfloor heating system, fitted blinds to window, attractive decoration and lights and electric points provided with views out across the garden down to the river.

### **First Floor Landing**

A spacious gallery landing with timber banister and cast iron railings, carpeted floor and skylight to roof. Smoke alarm to ceiling and exposed oak beams. Two storage cupboards with one housing the Glow Worm gas-fired central heating boiler with shelving provided for laundry.



### Master Bedroom

Positioned at the rear with superb views across to the river with windows to three aspects. A very spacious double bedroom having grey carpeted floor and neutral decoration. Spotlights to ceiling and alarm panel to wall and opening through to:

### En Suite Bathroom

With back to wall WC, wash hand basin with storage cupboards below and to sides with mirror above. P-shaped shower bath with thermostatic mixer above and shower screen to side with attractive tiling to all walls and floor. Spotlights to ceiling and chrome heated towel rail to side.

### Bedroom 2

Also to the front with windows to two elevations, a generous double in size with carpeted floor, loft hatch to roof space and wardrobes with louvred doors.







### **Bedroom 3**

A generous double bedroom with window to front, carpeted floors, twin wall light points, neutral decoration and large wardrobe to side.

### **Bedroom 4**

A spacious single or double if required with part-vaulted ceiling and dormer window overlooking rear garden. Carpeted floor and spotlights to ceiling.

### **Family Bathroom**

With low-level WC, wash hand basin, shower bath with thermostatic mixer having rainfall and hand-held attachment, shower screen to side. Attractive tiling to all walls and tile-effect vinyl cushion flooring. Frosted glass window to side and spotlights and extractor fan to ceiling.





### Outside

The front of the property is approached via a quiet service road giving access to the smartly laid and extensive driveway with twin steel gates. Access to front and rear doors leading up to the double garage with high-level brick wall to one side giving privacy. To the opposite side of the house is gated access and block-paved pathway leading down the side of the house with further gate into rear garden.

### Rear Garden

Extended smart patio area with ample space for al fresco dining and barbecues, external lighting provided. Raised brick-built borders to side with mature plants, shrubs and trees. Outside light to side with high-level brick wall and lighting extending down onto the north garden with hedged and fenced perimeters, planted borders, mature trees and with a gradual slope down hill towards the river Bain. Patio area to one side and large tree at rear boundary and sloping down onto the river bank, providing a superb, peaceful and tranquil setting with open farmland views beyond, making an ideal space to enjoy nature.

### Double Garage

A smart double-skinned, brick-built garage with pitched roof covered in clay pantiles. Double timber doors to front with further pedestrian side access door. Lights and electric provided with beautiful loft space and smart block-paved floor.

### Location

The village of Coningsby is approximately 10 miles north east of the market town of Sleaford and is located within good road connections to Lincoln, Grantham, Boston and Peterborough. The combined villages of Tattershall and Coningsby have many of the facilities associated with many towns, to include primary and secondary schools, supermarkets, doctor's surgery, dentist, shops and banks and is convenient for the local RAF bases of Coningsby, Cranwell, Waddington and Digby.







### **Viewing**

Strictly by prior appointment through the selling agent.

### **General Information**

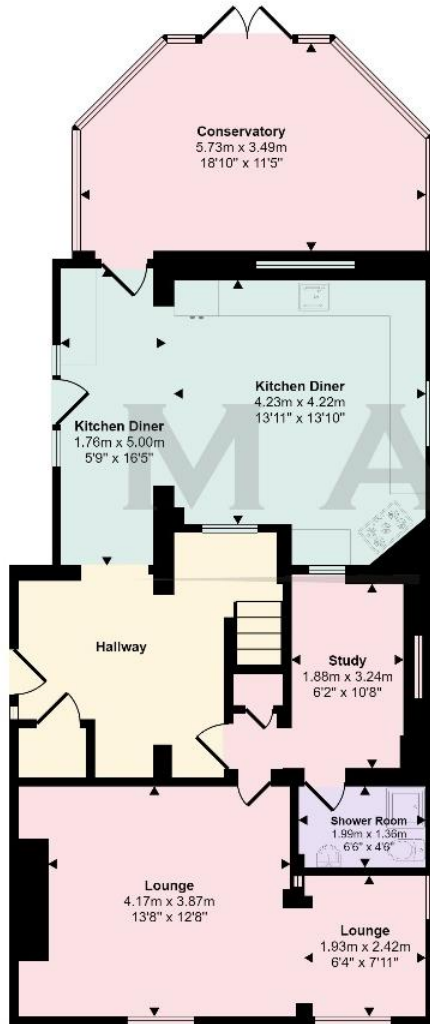
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



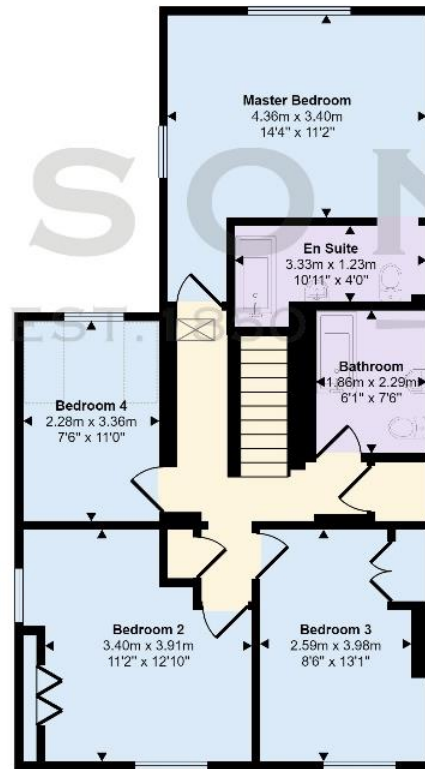


# FLOORPLANS AND EPC GRAPH

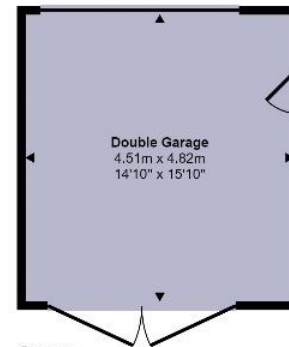
Approx Gross Internal Area  
196 sq m / 2105 sq ft



Ground Floor  
Approx 101 sq m / 1090 sq ft



First Floor  
Approx 73 sq m / 781 sq ft



Garage  
Approx 22 sq m / 234 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**MASONS**  
EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.