



Moor Farm Cottage Cross Keys Lane, Coningsby LN4 4RT

welcome to

Moor Farm Cottage Cross Keys Lane, Coningsby Lincoln

Moor Farm Cottage is a spacious detached home set in approx 1 acre (STS) in a rural Coningsby location with open field views and a unique RAF runway viewing platform. Offering versatile living with multiple reception rooms and double bedrooms throughout. This is simply a MUST VIEW!



Entrance Hall / Utility

There are base units, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator and window to the rear.

Cloakroom

Fitted with a wash hand basin, WC, radiator, tiled flooring and window to the rear.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, double oven, electric hob, integrated dishwasher, integrated fridge, island, tiled flooring, two radiators, windows to the front and side and door to the stairs. There is an opening to the:

Snug

Having a storage cupboard, two TV points, radiator, vinyl flooring and window to the front.

Lounge

There are two TV points, two radiators, vinyl flooring, window to the side, patio doors and double doors from the snug.

First Floor Landing

Having access to the loft, radiator and feature window to the side.

Bedroom One

There is a double wardrobe, two TV points, radiator, ceiling fan and window to the side.

Bedroom Two

Having a double wardrobe, two TV points, radiator, ceiling fan and window to the side.

Bedroom Three

There is a TV point, radiator, ceiling fan and window to the side.

Bedroom Four

Having a TV point, radiator, ceiling fan and window to the front.

Study / Bedroom Five

There is a radiator, vinyl flooring and window to the front.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle, his 'n' hers wash hand basins, WC, radiator, vinyl flooring and window to the rear.

Outside

Wraparound gardens with open field views with a lawn space, patio area, parking and viewing platform of RAF runway.

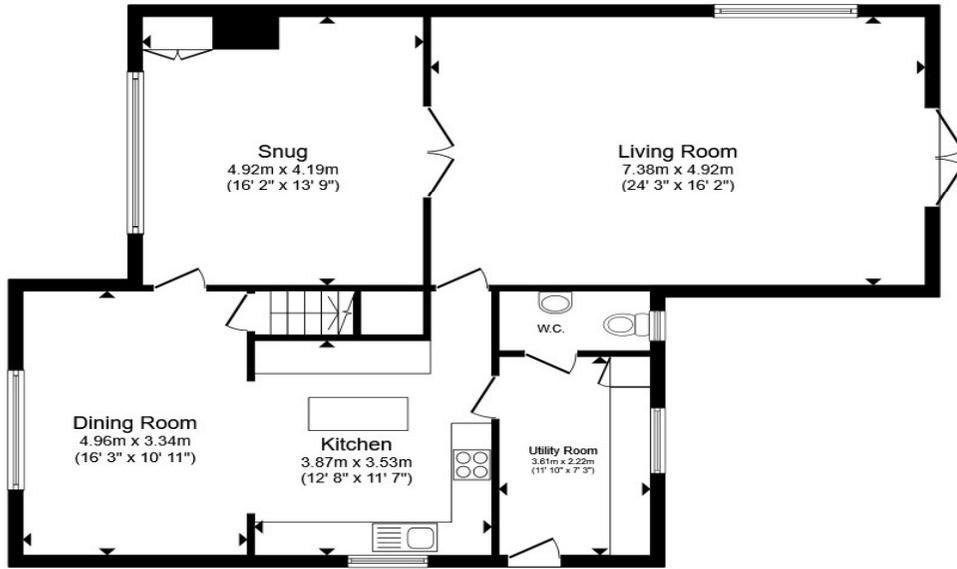
Outbuilding

Detached barn used for parking and three further outbuildings to the rear.

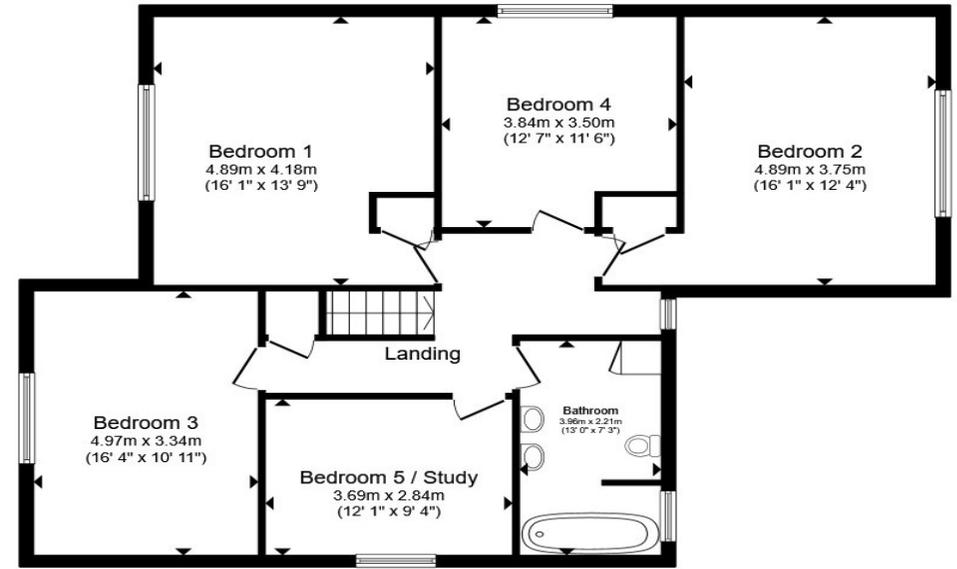


view this property online williamhbrown.co.uk/Property/SNH113174





Ground Floor



First Floor

Total floor area 204.7 m² (2,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

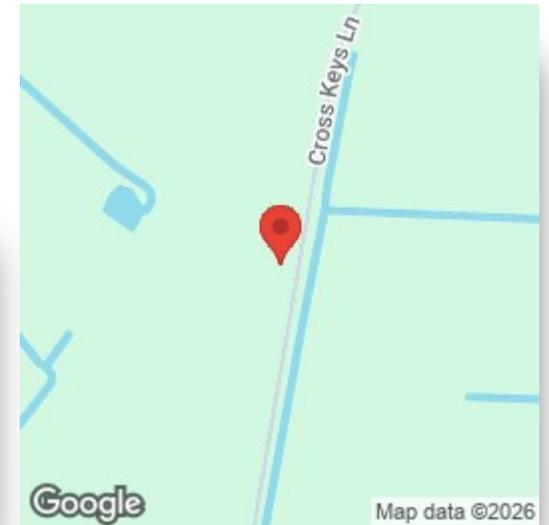
Moor Farm Cottage Cross Keys Lane, Coningsby Lincoln

- Rural location with field views surrounding
- Wraparound garden and viewing platform for plane enthusiasts
- Twelve solar panels with battery storage
- Four/five double bedrooms
- Multiple reception rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH113174](https://www.williamhbrown.co.uk/Property/SNH113174)



Property Ref:
SNH113174 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)