

*Draft particulars awaiting vendor approval*

## 1 Peacock Cottage, Cabourne, Market Rasen, LN7 6HU



- SEMI DETACHED COTTAGE FOR RENOVATION & REFURBISHMENT
- ATTRACTIVE EXTERNAL FEATURES   ▪SIZEABLE GARDEN
- SEPARATE SMALL Paddock/PARCEL OF LAND
- 3 BEDROOMS   ▪LOUNGE, KITCHEN & UTILITY ROOM
- GROUND FLOOR BATHROOM   ▪UPVC DOUBLE GLAZING
- NO FORWARD CHAIN

**£130,000 O.I.R.O**



**GENERAL DESCRIPTION** This is a three bedroomed semi-detached cottage requiring full renovation and refurbishment situated in very generous garden plot with the benefit of an additional small paddock/parcel of land to rear. The property is provided with upvc double glazing and briefly comprises side entrance hall with ground floor bathroom off, kitchen containing original Yorkshire Range, utility room, lounge with staircase to first floor level containing three bedrooms. The property has attractive external features with small range of brick outbuildings to rear.

**DIRECTIONS** travelling from Walter's Property Marketing Market Rasen take the A46 continuing past Caistor on the bypass and on entering Cabourne the property can be found on the right hand side identified by our for sale board.

#### **ACCOMMODATION**

**SIDE ENTRANCE HALL** with upvc and part glazed external door and doors off to

**KITCHEN 12' 4" x 8' 11" (3.760m x 2.730m)** with window to rear, sink unit, airing cupboard, electric cupboard, redundant Yorkshire Range with fire oven.

**BATHROOM** with window to side containing panelled bath, pedestal hand wash basin, low level w.c.

**UTILITY ROOM 12' 11" x 5' 6" (3.930m x 1.680m)** into stairwell with window to side and cold water supply.

**LOUNGE 13' 7" x 11' 7" (4.150m x 3.520m)** with window to front, high level block window being original front door now bricked, brick open fireplace and door access to

#### **STAIRCASE TO FIRST FLOOR LEVEL**

**FIRST FLOOR LANDING** with access to roof area

**BEDROOM ONE 13' 10" x 8' 4" (4.220m x 2.530m)** with window to front, original Victorian raised metal fireplace.

**BEDROOM TWO 10' 5" x 9' 0" (3.180m x 2.749m)** with window to rear and fireplace.

**BEDROOM THREE 8' 11" x 7' 1" (2.720m x 2.160m)** with window to side.

#### **OUTSIDE**

The property stands in very generous garden areas to both side and rear. Within the rear garden area are two small brick pitched roof outbuildings and further timber garden shed. The main garden going off towards the side of the property where both pedestrian and vehicle access is provided over right of way to the garden area. Further extending along the right of way is a separate small paddock/parcel of land measuring approximately 30 feet across and 50 feet depth.

**NOTE 1: we are informed the property was re roofed in slate some number of years ago.**

**NOTE 2: we are informed that some electrical rewiring has been done some number of years ago.**

**NOTE: AN ADDITIONAL ADJACENT SMALL PARCEL OF LAND MAY BE AVAILABLE UNDER SEPARATE NEGOTIATION PLEASE CONTACT WALTERS IN RESPECT OF THIS ON TELEPHONE NUMBER 01673 849007**

#### **OUTGOINGS**

The property is situated within the West Lindsey District Council and we are advised is in Property Band A

## **EPC RATING G4**

#### **POSSESSION**

Vacant possession will be given on completion.

**FIXTURES & FITTINGS** All those detailed are included in the sale as are the fitted carpets.

Floor plans are to show layout only and not to scale.

#### **VIEWING**

Strictly and only by prior appointment to be made through the selling agents -Walter's-

**MONEY LAUNDERING REGULATIONS** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address.

#### **BUILDING MEASUREMENTS**

All building measurements have been taken in accordance with the RICS code of measuring practice.

**DISCLAIMER** -Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

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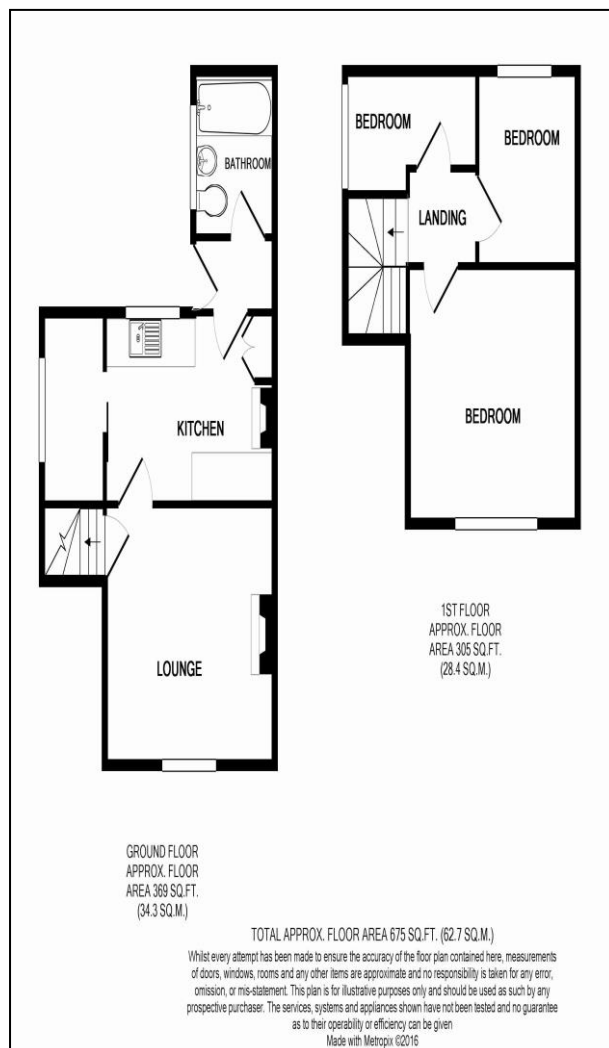
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**SEPARATE PARCEL OF LAND/PADDOCK**



**GARDEN PHOTOS BELOW**



# ...not just an estate agent



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Homes for sale are available to view online 24 hours a day.

You can search by branch, price range, number of bedrooms, age, type and property style.



## Mortgages and Finance

Independent advice and recommendations you can trust.

We broker with over 1000 mortgage providers to bring you a tailored package just to suit you. We also provide Property and Life Insurance cover too.



## Surveys and Valuations

Our surveyors are members of the Royal Institute of Chartered Surveyors and have well established local knowledge.

We can provide Building Surveys, RICS Homebuyer Reports and Valuations, formal valuations, boundary disputes, lending valuations, property condition surveys and reports.



## Property Management

As a landlord, you will be aware of the complex legislation and regular maintenance necessary to let property.

Walter's can deal with all the work involved at a minimal cost to you and peace of mind for yourself and tenant.



## Rural

Professional advice to the agricultural sector.

Farm yard development, investment, valuations, auctions, succession and inheritance, subsidies, grants and of course property and land sales.