



£385,000

Walnut Tree Cottage, Saleby, Alford, Lincolnshire, LN13 0HY

NEWTONFALLOWELL



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WELCOME TO WALNUT TREE COTTAGE

Front entrance door through to the:

ENTRANCE HALL

18'7" x 6'10" (5.66m x 2.08m)

Having sealed unit double glazed uPVC window to rear elevation, tiled floor, access to roof space and range of fitted cupboards with hanging rail & shelving. Door to the:

INNER HALL

Having radiator, wood flooring, staircase rising to first floor and understairs storage cupboard. Open to the snug and kitchen.

CLOAKROOM

Having tiled floor, tiled splashbacks and close coupled WC with integrated wash hand basin.

SNUG

Having sealed unit double glazed uPVC full height window to front elevation, coved ceiling and feature brick built fireplace with quarry tiled hearth, wooden mantle & inset wood burner. Open to the:

An extended and much improved family home in a sought after rural village location at the foot of the Lincolnshire Wolds and on a plot of approximately 0.31 acre, subject to survey. The property has an extensive range of accommodation with lots of potential for further development, subject to any necessary planning permission. Comprising: entrance hall, inner hall, cloakroom, open plan snug, living/breakfast room & kitchen, dining room, garden room, rear entrance utility and bedroom five with en-suite to ground floor. Master bedroom with en-suite and external staircase, bedroom two with en-suite and external staircase, two further bedrooms and family bathroom to first floor. Attached to the house there is also an annexe with living/kitchen/bedroom and wet room. The property is set in attractive & established lawned gardens with an extensive driveway providing off-road parking and a detached garage with first floor.



LIVING ROOM

11'0" x 9'9" (3.35m x 2.97m)

Having sealed unit double glazed uPVC french doors to front elevation, covered ceiling and radiator. Flowing through to the:

BREAKFAST AREA

Having sealed unit double glazed uPVC window to front elevation, covered ceiling, radiator and wood effect flooring. Open through to the:

FITTED KITCHEN AREA

Having internal window to the rear entrance utility, covered ceiling and continuation of wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space for dishwasher under. Work surface return with inset gas hob, integrated electric double oven, cupboards & drawers under, cupboards, wine rack & concealed cooker hood over. Further work surface return with cupboards & drawers under.



DINING ROOM

17'6" x 10'5" (5.33m x 3.18m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and wood effect flooring. Small pane glazed french doors to the:

GARDEN ROOM

11'7" x 8'5" (3.53m x 2.57m)

Having sealed unit double glazed uPVC windows to front & side elevations, sealed unit double glazed uPVC window & part glazed door to rear elevation & garden, radiator and wood effect flooring.

REAR ENTRANCE UTILITY ROOM

22'5" x 6'8" (6.83m x 2.03m)

Having part glazed uPVC door to side elevation, two sealed unit double glazed rooflights, coved ceiling, radiator, wood effect flooring, built-in cupboard, work surface with space & plumbing for automatic washing machine under, door to inner lobby/pantry with further door to the:

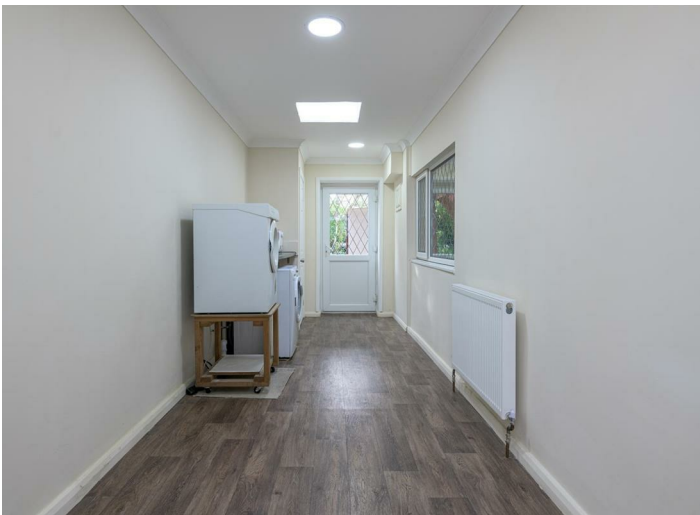
BEDROOM FIVE

18'9" x 10'1" (5.72m x 3.07m)

Having sealed unit double glazed uPVC window to rear elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, tiled floor, tiled splashbacks and extractor fan. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboard under.





FIRST FLOOR LANDING

Having sealed unit double glazed uPVC windows to side & rear elevations, radiator and access to roof space.

MASTER BEDROOM

24'4" x 17'6" (7.42m x 5.33m)

Having two sealed unit double glazed uPVC windows to front elevation, further sealed unit double glazed uPVC window to rear elevation, two radiators, access to roof space, door to balcony area with external staircase.

EN-SUITE

Having inset ceiling spotlights, heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

18'9" x 10'1" (5.72m x 3.07m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and door to external staircase.

FURTHER EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, tiled floor, tiled splashbacks and extractor fan. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboard under.

BEDROOM THREE

13'1" x 11'2" (3.99m x 3.40m)

Having sealed unit double glazed uPVC window to front elevation and radiator.

BEDROOM FOUR

11'1" x 9'8" (3.38m x 2.95m)

Having sealed unit double glazed uPVC window to front elevation and radiator.

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to side elevation, heated towel rail, tiled walls, tiled floor and extractor fan. Fitted with a white suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal wash hand basin with mixer tap.



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ANNEXE ACCOMMODATION

Sealed unit double glazed uPVC french doors lead to the:

LIVING/KITCHEN/BEDROOM

21'5" x 11'2" (6.53m x 3.40m)

Having two sealed unit double glazed uPVC windows to rear elevation, coved ceiling, two radiators, brick built fireplace with tiled area to the front, fitted kitchen area also with tiled floor to the front and comprising: work surface with tiled splashback, inset sink, drainer with mixer tap and inset electric hob, cupboards & drawers under, cupboards & cooker hood over, tall unit housing integrated electric oven with cupboards under & over, tall larder style unit to side.

ANNEXE WET ROOM

Having sealed unit double glazed uPVC window to side elevation, heated towel rail, tiled floor, tiled splashbacks, extractor and access to roof space. Shower area with electric shower fitting, close coupled WC and wash hand basin.



EXTERIOR

A pair of wooden gates open to a gravelled driveway which provides ample off-road parking and extends down the side of the property to the garage. A pedestrian wooden gate opens to a paved footpath which leads to the front entrance door. To the front of the property there is a lawned garden with a timber fence boundary inset with various mature shrubs & trees. The lawned garden extends down the right hand side of the property to the rear with further established shrubs & trees including a range of fruit & nut trees, a pond with a water feature & waterfall, paved footpaths, various outbuildings (2 with power), garden sheds and an oil storage tank. The property has an external oil fired boiler which provides for both domestic hot water & heating. There is also outside lighting, power and water.

DETACHED GARAGE

14'4" x 13'1" (4.37m x 3.99m)

Having electric up-and-over door, sealed unit double glazed uPVC window & door to side, light & power. Staircase rising to:

AREA OVER GARAGE

17'6" x 13'1" (5.33m x 3.99m)

Having sealed unit double glazed uPVC window to front elevation and suitable for conversion into a games/hobby room subject to any necessary planning permission.



THE PLOT

The property occupies a plot of approximately 0.31 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

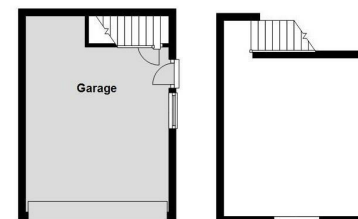
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.

PLANNING PERMISSION

We are advised by the vendor that there is planning permission for the construction of a swimming pool and pool house - application number: N/143/01119/18 Granted by East Lindsey District Council.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		76	61



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