



# Stone Cottage, Main Street

Burton-by-Lincoln | Lincoln | LN1 2RD

£385,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# Stone Cottage

Main Street | Burton-by-Lincoln

Lincoln | LN1 2RD

£385,000

- Well Constructed Country Cottage
- Peaceful Village Position
- Three Bedrooms
- Substantial Double Garage
- Attractive Elevation
- Farmhouse Kitchen & Two receptions
- Large Gardens - 0.40 Acre Approx
- Workshop

An attractive and well-constructed country cottage in a pleasant situation at the Cliff foot and facing the Main Street in the unspoiled village of Burton. Built in 1948 and constructed of solid stone slabs which formerly lined the "Ha-Ha" in Burton Hall Park and roofed with pantiles.

The pedestrian approach is via an iron gate in the hedge, and a single paved path bordered by a flower bed and well-kept lawned area, leading to stone steps to the front door. There is a continuation of the paved walkway along the side of the house leading to the rear doorway. The property sits in surprisingly extensive grounds of about 0.40 Acre with separate rear vehicular access leading to substantial detached stone and pantile double garage with EV Charging Point and further workshop with large parking area.

The accommodation is arranged over two-floors, and briefly comprises reception hall, two reception rooms, farmhouse style kitchen, utility, shower room and on the first floor three bedrooms with family bathroom. There may be scope to provide extra accommodation by extending over the kitchen (Subject to Planning).





### Hall

Entrance via solid door to front elevation with two double-glazed windows, radiator and cupboard understairs

### Lounge

Tiled fireplace and stone hearth with double-glazed window to rear elevation with deep sill/window seat and wooden mantle to fireplace and cast-iron, solid fuel burner (Not connected).

### Office

Tiled fireplace and double-glazed window to rear with deep sill with built in bookshelf and strip Oak flooring, grown on the Burton Estate.

### Kitchen/Diner

Dual aspect double-glazed windows to rear and side elevation and door to rear, with modern fitted kitchen and matching wall and base units. Belfast sink and wooden work surfaces, electric range cooker and radiator.

### Utility Room

Plumbing for washing machine and tumble dryer and additional white goods. Work surface, shelving and floor mounted Worcester Oil boiler.

### Wet Room

Double glazed feature window to elevation with three-piece suite comprising low level WC, corner wash basin, walk-in electric shower with radiator. Fully tiled.

### First Floor Landing

Double-glazed window to front elevation access to loft space and storage cupboard.



### Bedroom One

Double-glazed window to rear elevation, stripped and stained floorboards with built-in wardrobe and cupboards.

### Bedroom Two

Double-glazed window to rear elevation, stripped and stained floorboards, radiator and built in wardrobe and cupboard.

### Bedroom Three

Double-glazed window to rear elevation, stripped and stained floorboards, radiator and built in wardrobe and cupboard.

### Bathroom

Double-glazed window to front with three-piece white suite comprising cast iron bath, pedestal hand

basin, low-level WC with airing cupboard housing hot water tank and part-tiled with radiator.

### Front & Rear Gardens

With well-planned front and rear gardens forming a feature of the property having in the past been skilfully maintained. There is a fine Yew hedge to the northern and eastern boundaries. To the rear, the south-facing gardens are well laid to lawn with fruit trees and stone boundary walls. There is a gated side access to:-

### Double Garage

EV Charging Point. Mains power and water connected. Electric doors.

### Workshop

With mains power

### Additional Information

Council Tax: Band C – West Lindsey

Services: Oil-fired central heating, mains electric, mains water and drainage.

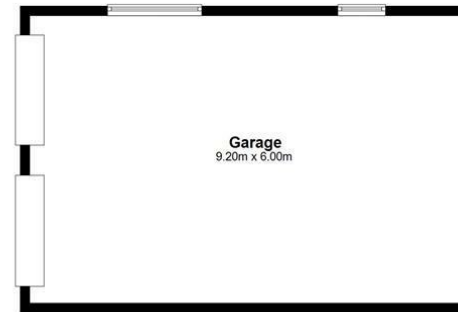
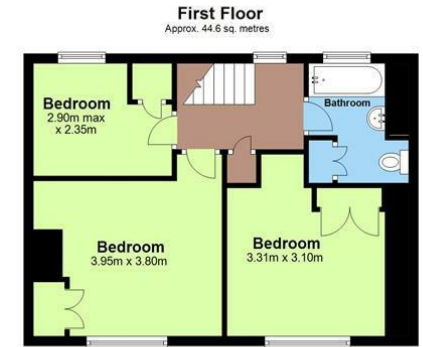
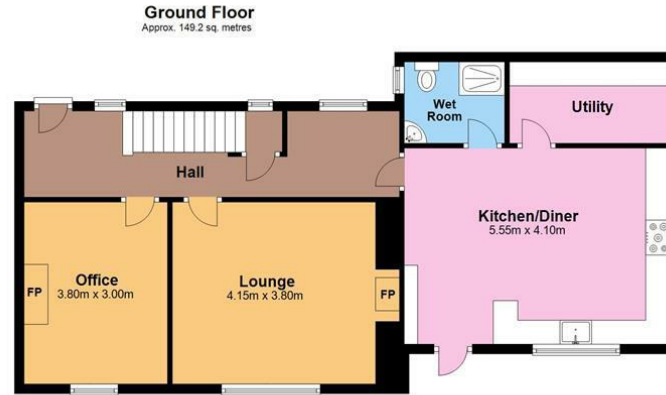
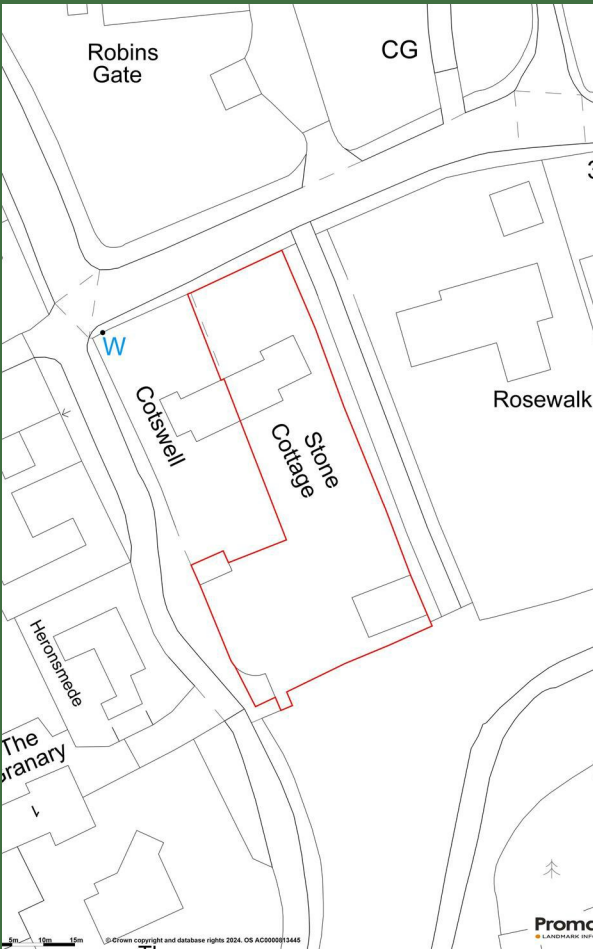
EPC Rating: E

Additional: EV Charging Point

Agents Note: There is a personal connection between the Seller of this property and a member of staff at Perkins George, Mawer & Co.







Total area: approx. 193.8 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.