

Home Farm Cottage, Kettlethorpe Road,
Laughterton, Lincoln, LN1 2JZ

Offers In The Region Of
£199,950

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached two-bedroom cottage offering a unique renovation opportunity, ideal for buyers looking to take on a project and create a home to their own specification. Requiring comprehensive modernisation, the property occupies a generous plot extending to approximately 0.331 acres, with a range of brick-built outbuildings. Delightfully situated within the village of Laughterton, the cottage also benefits from a southerly aspect.

A rare opportunity to acquire a detached cottage with significant scope for improvement, set within a generous plot. Early viewing is highly recommended.

The accommodation briefly provides on the ground floor, two front rooms, rear hall with cupboard under the stairs, cloakroom and kitchen. The first floor provides two bedrooms and a bathroom. There is a winding staircase to the attic. A pair of brick and pantile domestic outbuildings provide external storage space.

The property has a private drive access shared with The Barn.

Laughterton is a small village located in the county of Lincolnshire and surrounded by beautiful countryside. The village has a rich history dating back to the Roman times, and there are many historic buildings and landmarks in the area. A central part of the village is St Paul's Church, which dates back to the 12th Century and is described as an example of Norman architecture. Local amenities in Laughterton include The Friendship Inn and a village hall. There is an excellent primary school in the nearby village of Newton on Trent. Millfield Golf Club is situated on the outskirts of the village. The village lies approximately 15 miles north of Newark, 5 miles from Gainsborough and 10 miles from Lincoln. The village is situated on the A1133 just north of the A57 junction at Newton on Trent. Access points to the A1 trunk road are accessible from the A57 at Markham Moor. Indeed, a pleasant village and convenient location for commuting to these centres.

The property has 19th Century characteristics and is traditionally built with brick elevations under a tiled roof. The chimney stacks were recently rebuilt. Lime plaster floors upstairs. Mains drainage is connected. The property provides the following accommodation:

GROUND FLOOR
Front entrance door.

SITTING ROOM
12'7 x 10'8 (3.84m x 3.25m)



Fireplace with brick surround and back boiler for the central heating system. Centre ceiling beam and built-in cupboard.

DINING ROOM
14'3 x 12'3 (4.34m x 3.73m)



Oak fireplace surround, built-in cupboard believed to be an original Georgian fitting. Centre ceiling beam, radiator.

REAR LOBBY
With radiator and cupboard under the stairs.

CLOAKROOM
With pedestal basin, low suite WC, plumbing for a washing machine.

KITCHEN
14'3 x 5'9 (4.34m x 1.75m)



With sink unit.

FIRST FLOOR

LANDING
Winding staircase to attic rooms.

BEDROOM ONE
18'1 x 12'10 (5.51m x 3.91m)
(Overall measurements)



Boxed in fireplace, radiator.

BEDROOM TWO
11'6 x 10'9 (3.51m x 3.28m)



Built-in cupboard, radiator.

BATHROOM



Bath, basin, low suite WC. Beamed ceiling. Airing cupboard containing the hot water cylinder and emersion heater. Radiator.

Winding staircase to the attic.

SECOND FLOOR

ATTIC SPACE
(Total area 530 sq.ft approximately)



Attic space with gable window, attic store.

OUTSIDE



A pair of brick and pantile domestic outbuildings. In all the property extends to 1,220 sq. m (0.3 acre) or thereabouts.



SERVICES
Mains water, electricity, and drainage connected to the property.

TENURE
The property is freehold.

COVENANT
The property will be sold subject to a covenant restricting the use as a single dwelling.

POSSESSION
Vacant possession will be given on completion.

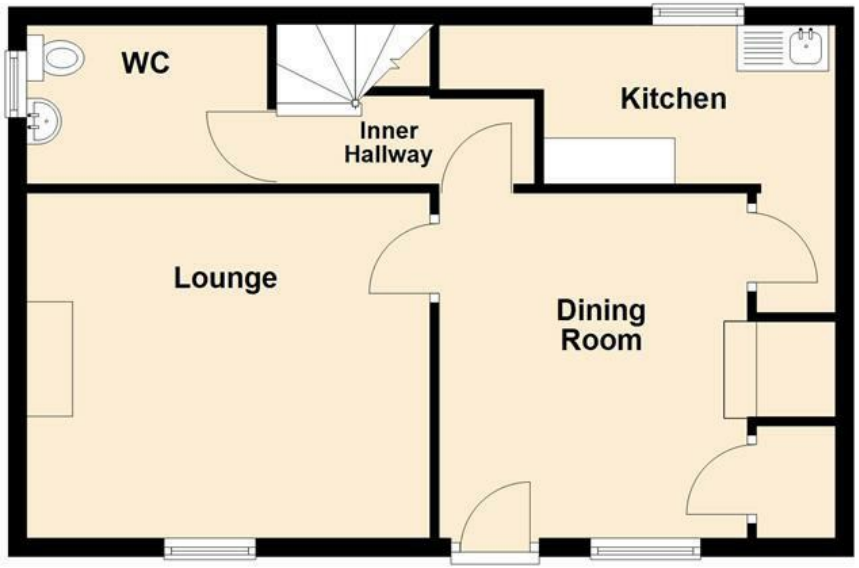
VIEWING
Strictly by appointment with the selling agents.

ACCESS
Access is by right of way. There shall be a 50% maintenance share on the driveway with The Barn.

COUNCIL TAX
The property comes under West Lindsey District Council Tax Band C.

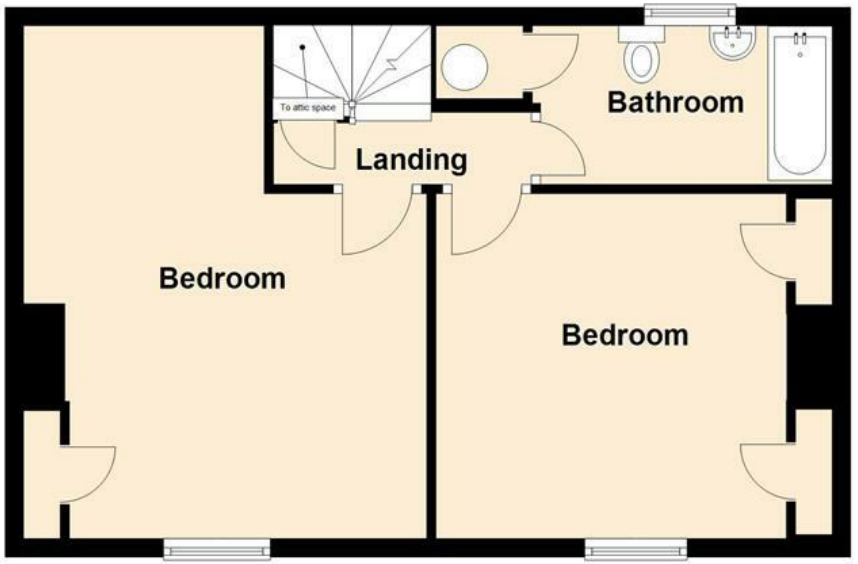
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



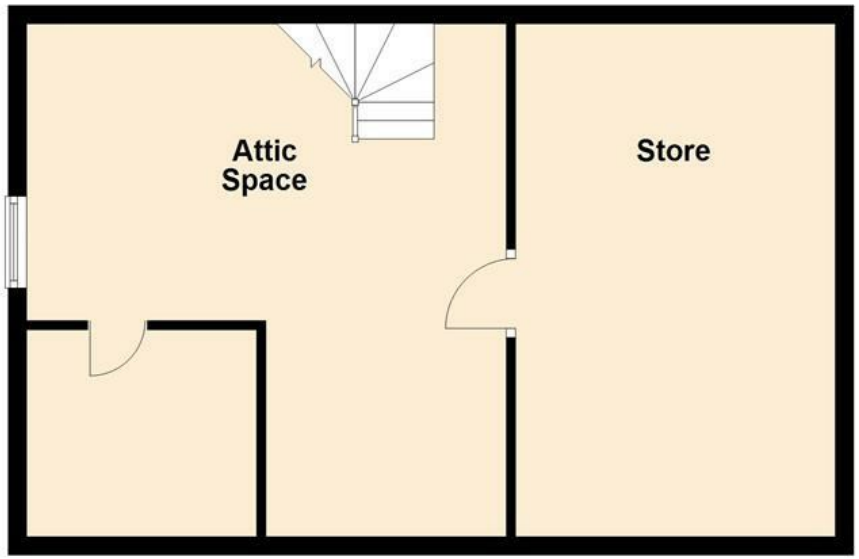
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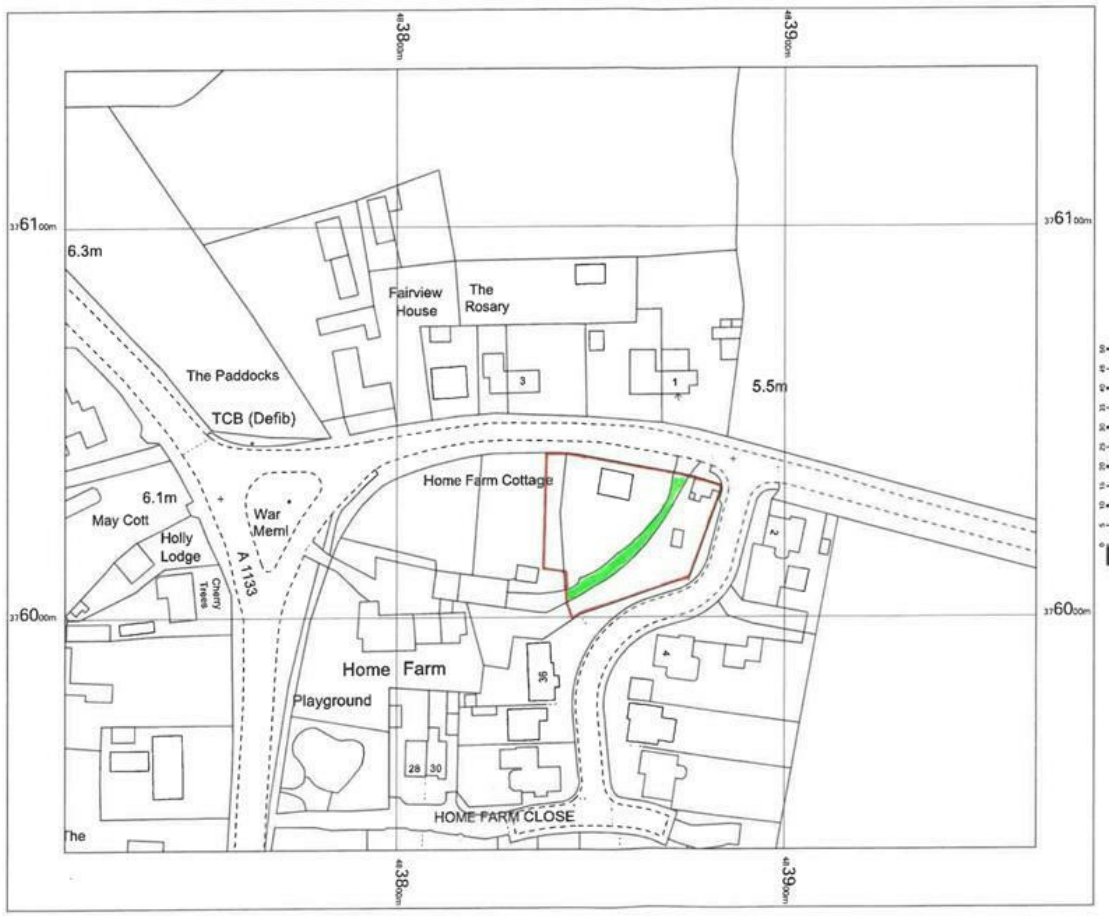
Second Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

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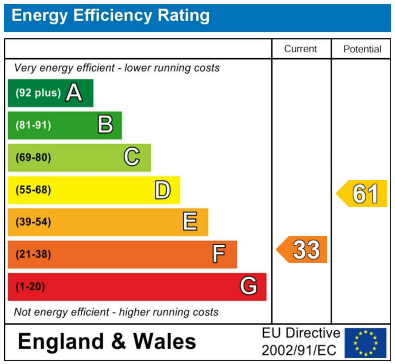
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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

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The Property Ombudsman

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