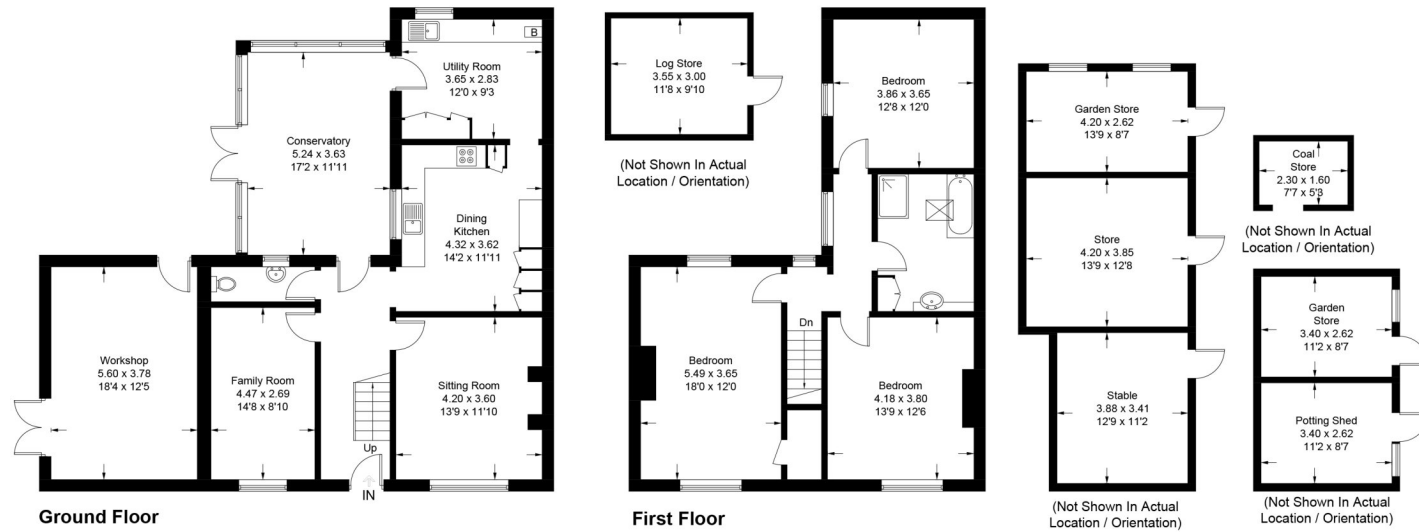


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lilac Cottage

Approximate Gross Internal Area
 Ground Floor = 93.2 sq m / 1003 sq ft
 First Floor = 70.9 sq m / 763 sq ft
 Workshop = 21.3 sq m / 229 sq ft
 Outbuildings = 74.1 sq m / 798 sq ft
 Total = 259.5 sq m / 2793 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



3 Donington Road, Horbling, Lincolnshire, NG34 0PR

£475,000 Freehold

Lilac Cottage is a stunning Three Bedroom Detached Family Home situated at the edge of the idyllic village of Horbling, just a stone's throw from gorgeous countryside walks and the highly reputable 'Plough Inn' pub. To the front of the property, there is an extremely large block paved and gravelled driveway offering ample off street parking for up to eight vehicles leading to a timber gate providing access to the rear garden and outbuildings. The rear garden is a fantastic feature to this Period Home being principally laid to lawn, non-overlooked with edged borders well stocked with established plants, numerous raised beds, trees and shrubs. There is a large paved patio area, further blocked paved driveway, fencing to all aspects, outside light and outside tap. There is a brick built workshop attached the property with light and power. There is an old stable, still with the original water trough, store, garden store, old pig sty, potting shed and a separate garden shed. This property is a gardeners dream!

FORMER FARM HOUSE | PERIOD HOME | NUMEROUS OUTBUILDINGS | AMPLE PARKING | MATURE GARDENS | THREE DOUBLE BEDROOMS | FOUR PIECE SUITE BATHROOM | IDYLIC VILLAGE POSITION | SET BACK FROM THE ROAD | WELL PRESENTED THROUGHOUT | SPACIOUS ACCOMMODATION | MODERN FITTED KITCHEN | CONSERVATORY WITH GLASS ROOF



The accommodation comprises of Entrance Hall, Sitting Room, Family Room, Kitchen/Diner, Utility Room, Conservatory with Glass Roof, Room, Downstairs Cloakroom, Three Double Bedrooms and a Spacious Family Bathroom. The current vendors have made numerous improvements to the property with the Kitchen being recently re-fitted, the addition of the large Conservatory which boasts a glass roof and French doors onto the garden, and modern fitted UPVC windows. A property boasting such a large and stunning plot needs to be viewed to really appreciate what is on offer.



ACCOMMODATION

Entrance Hall

Sitting Room - 13'9" x 11'10" (4.2m x 3.6m)

Family Room - 14'8" x 8'10" (4.47m x 2.7m)

Kitchen/Diner - 14'2" x 11'11" (4.32m x 3.63m)

Conservatory - 17'2" x 11'11" (5.23m x 3.63m)

Utility Room - 12' x 9'3" (3.66m x 2.82m)

Downstairs Cloakroom

Bedroom One - 18' x 12' (5.49m x 3.66m)

Bedroom Two - 13'9" x 12'6" (4.2m x 3.8m)

Bedroom Three - 12'8" x 12' (3.86m x 3.66m)

Family Bathroom

Workshop - 18'4" x 12'5" (5.6m x 3.78m)

Stable - 12'9" x 11'2" (3.89m x 3.4m)

Garden Store - 13'9" x 8'7" (4.2m x 2.62m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D