

***HILL FARM COTTAGES,
BLOXHOLM, LN4 3QE***



£315,000

A superb Three Bedroom Semi Detached Cottage built in the late 1800's and situated on a generous plot measuring approximately 0.17 acres (subject to survey), with Ample Off Road Parking, Spectacular Views and enjoying the comforts of Double Glazing and LPG Central Heating. The property is situated down a private track with one neighbouring property offering a truly rural location with access to neighbouring Bloxholm Wood. The full accommodation comprises Entrance Hall, Cloakroom, Dining Room, Kitchen Diner, Lounge with multi fuel burner, and to the first floor there are Three Good Size Bedrooms and Family Bathroom. Outside there is a large gravelled drive and the garden is South facing and fully enclosed with fantastic field views to both the South and West elevations making this an idyllic retreat. To fully appreciate the character features and delightful setting of this cottage, viewing is highly recommended.

Location:

Bloxholm is a hamlet located approximately a 20 minute drive from Lincoln and approximately 3.5 miles from the village of Ruskington which has amenities to cater for most day to day needs. There are a number of countryside walks nearby and Bloxholm Wood.

Directions:

From our office head North towards the Holdingham roundabout and take the third exit on to the A15 towards Lincoln. Take the first turning on the right into Leasingham and follow the road as it bears to the left and right taking the second turning on the left into Washdyke Lane. Proceed out of the village on Bloxholm Road and continue along this road for approximately 2.5 miles. As the road takes a sharp turn to the right, turn left onto a track and follow this as it bears to the left and take the first turning on the right down a further private track which leads to this property.

A composite double glazed stable style door provides access to the Entrance Hall having tiled floor and dado rail.

Cloakroom:

Having close coupled w.c, floating hand washbasin with pillar taps, tiled splashbacks and radiator.

Dining Room: 2.84m (9'4") x 2.54m (8'4")

Having radiator and French doors to the rear garden.

Kitchen Diner: 5.33m (17'6") x 2.36m (7'9")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space for electric Range cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge freezer, tiled splashbacks, decorative wooden panelling, understairs store cupboard housing the Worcester Bosch LPG central heating boiler, and radiator.

Lounge: 4.27m (14'0") x 3.66m (12'0") max

Having feature brick fireplace with multi fuel stove, built-in store cupboard and radiator.

Rear Lobby:

Having double glazed composite entrance door and stairs providing access to the **First Floor Landing** having loft access and radiator.

Bedroom 1: 4.29m (14'1") x 2.64m (8'8")

Having over stairs store cupboard, feature fireplace and radiator.

Bedroom 2: 3.71m (12'2") x 2.84m (9'4")

Having radiator.

Bedroom 3: 3.48m (11'5") x 2.59m (8'6")

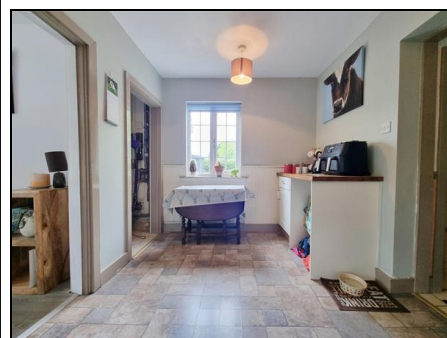
Having loft access and radiator.



Dining Room



Kitchen Diner



Further Aspect



Lounge



Bedroom 1

Bathroom: 2.39m (7'10") x 1.68m (5'6")

Having close coupled wc, vanity hand washbasin with mixer tap and tiled splashbacks, panelled bath with pillar taps and mains fed shower over, extractor fan and chrome towel radiator.

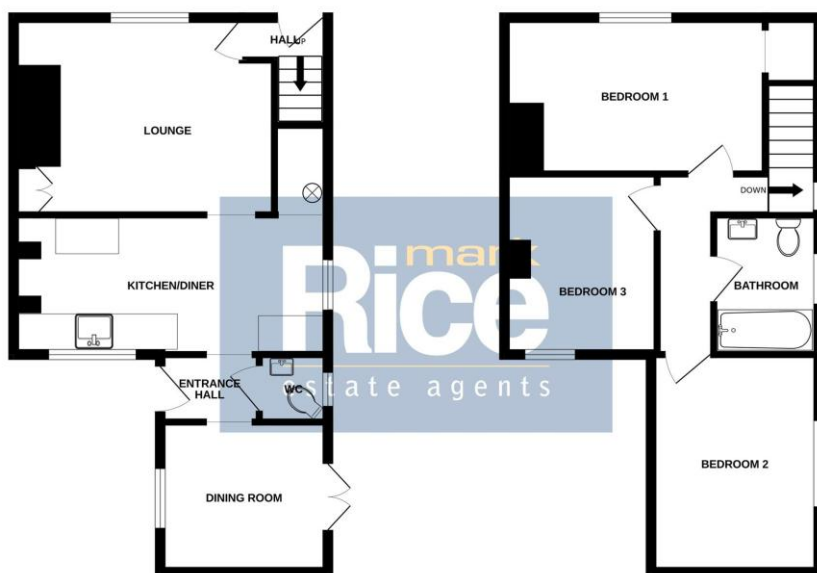
Outside:

A large gravelled drive provides **Off Road Parking** for a number of vehicles and there is a timber shed, further timber store and log store, all enclosed by timber fencing. A gate provides access to the **Extensive Garden** which is predominantly South facing with a patio area, gravelled path, timber porch attached to the property with log store, **Separate Timber Outbuilding** being double glazed and having a double glazed entrance door and power and lighting, which could serve as an external home office if required. There is a further timber shed and the garden is enclosed by a combination of timber fencing and mature hedging, with views to the South and West elevations overlooking countryside. A cold water tap and external light are fitted.

Council Tax Band B.

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2



Bedroom 3



Bathroom



Rear Garden



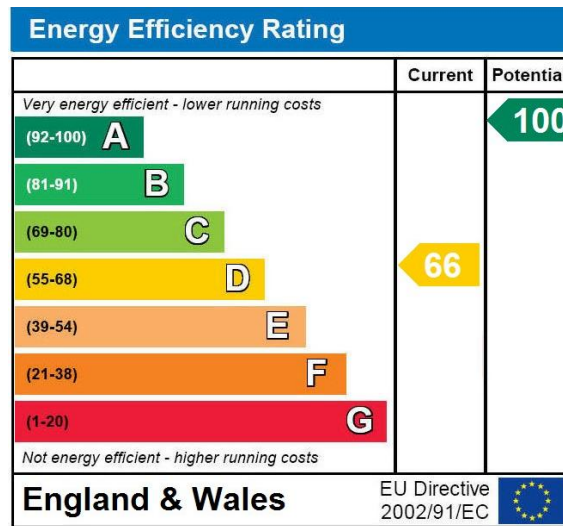
Further Garden Aspect



Rear Elevation



View



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 13/05/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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