



**£175,000**

2 Linden Cottage, Main Road, Holland Fen, Lincoln LN4 4QH

**SHARMAN BURGESS**



**2 Linden Cottage, Main Road, Holland Fen,  
Lincoln LN4 4QH  
£175,000 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door with obscure glazed side panel leading into the Lounge.

**LOUNGE**

14' 10" (maximum measurement) x 11' 3" (maximum measurement including chimney breast) (4.52m x 3.43m)

With dado rail, coved cornice, ceiling light point, TV aerial point, electric night storage radiator, multi fuel burner with slate hearth and display mantle above.

**INNER LOBBY AREA**

With coved cornice, ceiling recessed lighting, under stairs alcove providing storage.

Situated in a semi-rural village location, enjoying views over open farmland this deceptively spacious property benefits from good sized accommodation comprising a lounge with multi fuel burner, dining room, kitchen and ground floor shower room. To the first floor are two double bedrooms with additional benefits including a gated driveway providing off road parking and an enclosed garden to the rear.



**SHARMAN BURGESS**





### DINING ROOM

13' 3" x 9' 6" (4.04m x 2.90m)

With stairs rising to the first floor, dado rail, coved cornice, ceiling light point and window to rear aspect.

### KITCHEN

15' 10" x 7' 10" (4.83m x 2.39m)

With roll edge work surfaces with tiled splashbacks and inset sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for standard height fridge and freezer, space for condensing tumble dryer, additional fridge or freezer space and plumbing for automatic washing machine, window to side aspect, extractor fan, electric night storage radiator, ceiling light point, access to roof space and tiled floor.

### REAR ENTRANCE LOBBY

With obscure glazed door leading to the exterior, tiled floor, ceiling mounted lighting, built-in cloak cupboard providing storage and an airing cupboard with hot water cylinder and slatted linen shelving within.

### GROUND FLOOR SHOWER ROOM

With a white three piece suite comprising a wash hand basin with vanity unit, mixer tap and tiled splashback, WC, corner shower cubicle with wall mounted electric shower, built-in storage, tiled floor, obscure glazed window to the side aspect, ceiling light point and wall mounted Dimplex warm air heater.

### FIRST FLOOR LANDING

With ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

15' 0" (maximum measurements) x 12' 0" (maximum measurement including chimney breast) (4.57m x 3.66m)

With window to front aspect, ornamental fireplace with fitted surround and electric night storage radiator within, ceiling light point.

### BEDROOM TWO

12' 8" (maximum measurement) x 9' 6" (maximum measurement with some reduced head height) (3.86m x 2.90m)

A large roof light window to rear aspect, electric night storage radiator, ceiling light point, access to roof space.

### EXTERIOR

The property has both pedestrian gate and a double five bar gate at the front, leading to the driveway which provides off road parking on hardstanding gravel.

To the rear, the property benefits from a good sized garden with well established beds and borders containing flowering plants and shrubs, with a small grassed area. There is a pathway to either side which leads to the rear section to where there is a corrugated metal storage unit. The garden is fully enclosed by a mixture of wall and fencing.

### SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank. Heating is provided by the electric night storage radiators and multi fuel burner.

### REFERENCE

280322/HIL





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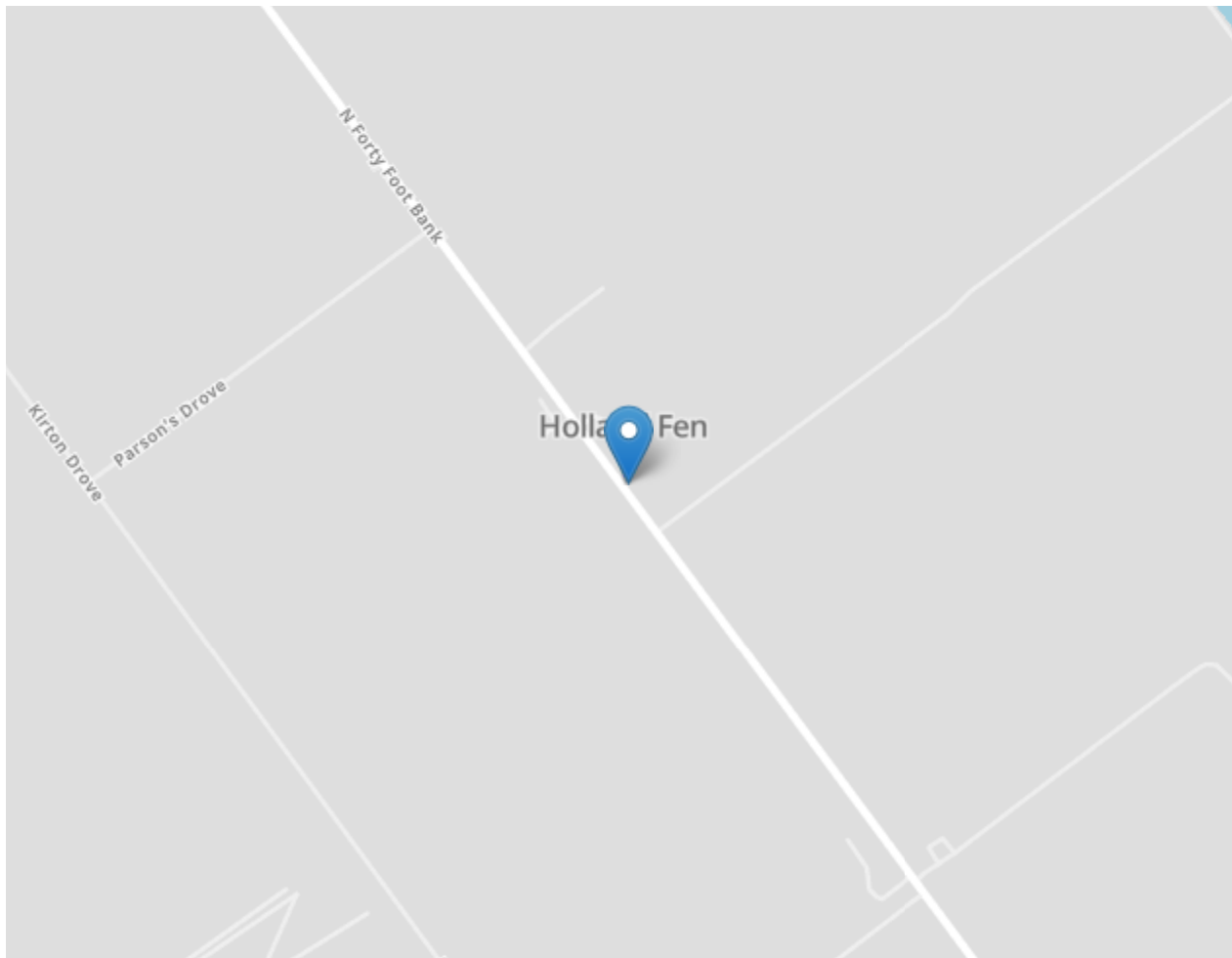
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

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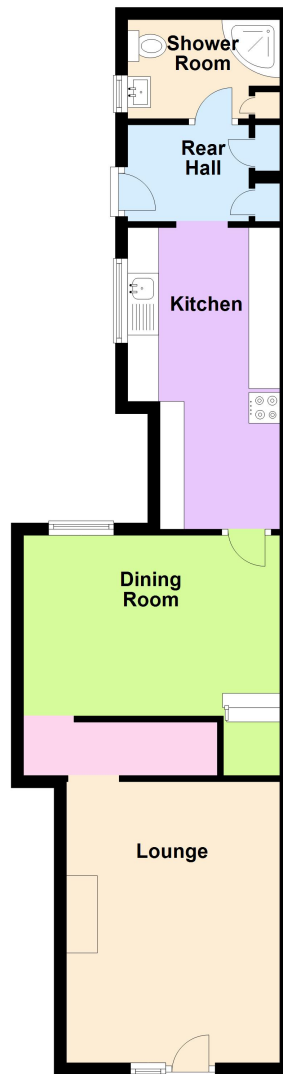
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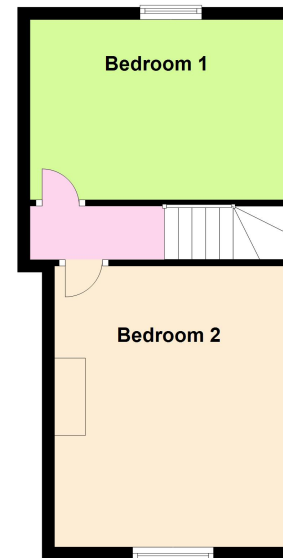
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 51.6 sq. metres (554.9 sq. feet)



**First Floor**  
Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		