

## Ash Dale Corner Cottage, Ulceby Road, Wootton, Ulceby, Lincolnshire, DN39 6XS

Asking Price: £395,000

EPC: D

Council Tax Band: C



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To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777** 

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## **Accommodation Summary:**

- A CHARMING DETACHED COTTAGE
- NO UPWARD CHAIN
- CIRCA 2 ACRES
- RANGE OF USEFUL OUTBUILDINGS
- STABLES & FIELD SHELTERS
- EDGE OF VILLAGE LOCATION
- 3 RECEPTION ROOMS
- FITTED KITCHEN & NEW BATHROOM
- 3 BEDROOMS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE

## **Description:**

A rare opportunity to purchase a charming, render finished detached cottage, enjoying stunning views across countryside with a fenced grass paddock that comes with stables and field shelters. The property has been extended and lovingly improved over the years with accommodation comprising, entrance front porch, main living room, central sitting/dining room, second sitting room, rear entrance with boot room and cloakroom, fitted kitchen and a luxury re-fitted family bathroom. The first floor provides 3 bedrooms. The property enjoys formal gardens being lawned and providing seating areas. A pebbled and concrete driveway allows ample parking with access to a detached double garage and to the paddock. The paddock benefits from electric fencing with Jelka mats in gate ways and in front of the field shelters. Rubber floor mats are within the stables with all outbuildings having power and lighting.

## **Rooms:**

**Front Entrance Porch** Includes a uPVC entrance door with twin side uPVC double glazed windows, tiled flooring and an internal hardwood door allows access through to;

**Central Dining Room** 12'2" x 15'3" (3.7m x 4.65m). With a front uPVC double glazed window, a single flight staircase leads to the first floor accommodation with adjoining grabrail, adjoining beams to the ceiling, a feature multi fuel fire with oak beams, four single wall light points, TV input and an internal hardwood door allows access through to;









**Front Lounge** 10'2" x 14'7" (3.1m x 4.45m). With a front bow uPVC double glazed window, a further side uPVC double glazed window, picture railing, wall to ceiling coving, a Calor gas coal effect fireplace and TV input.

Inner Hallway Allows access through to;

**Pantry** With tiled flooring and shelving.

**Breakfast Kitchen** 10'5" x 11' (3.18m x 3.35m). With a side uPVC double glazed window. The kitchen includes a range of oak fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with block mixer tap and drainer to the side, built-in Lamona electric oven with further integral electric oven and matching grill, plumbing for a washing machine, separate breakfast bar area, tiled flooring, space for a tall fridge freezer, tiled walls and ceiling spotlights.

**Stylish Newly Fitted Bathroom** 9'10" *x* 7'4" (3m x 2.24m). With a rear uPVC double glazed window with frosted glazing and a four piece suite comprising of a double ended panelled bath with central block mixer tap, a spacious double walk-in shower cubicle with overhead chrome main shower with tiled splash backs and twin curved glazed doors, a vanity wash hand basin with storage units beneath and an adjoining low flush WC, a wall mounted towel heater in white, tiled flooring and wall tiled walls, inset ceiling spotlights and extractor fan.

**Sitting Room** 10'4" x 15'9" (3.15m x 4.8m). With twin French double glazed doors allowing access to the garden, further surrounding uPVC double glazed windows, wall to ceiling coving and an internal hardwood glazed door allows access through to;









**Rear Porch** Has a side uPVC double glazed entrance door, a further uPVC window, tiled flooring and an internal door allows access through to;

**Boot Room** 26'8" x 10'10" (8.13m x 3.3m). With a side uPVC double glazed window with frosted glazing, tiled flooring, plumbing for a washing machine, space for tumble dryer, floor mounted oil boiler and an internal door allows access off to;

**WC** Has a side uPVC double glazed with frosted glazing and a two piece suite comprising of a low flush WC and a corner wash hand basin.

**First Floor Landing** Includes barn styled doors allows access off to;

**Front Double Bedroom 1** 12'3" x 11'11" (3.73m x 3.63m). With a front uPVC double glazed window and over the stairs storage cupboard, inset ceiling spotlights and a bank of fitted wardrobes with matching drawers.

**Bedroom 2**  $7'10'' \times 10'4'' (2.4m \times 3.15m)$ . With a side uPVC double glazed window and inset ceiling spotlights.

**Rear Bedroom 3** 7'7" x 7'7" (2.3m x 2.3m). With a rear uPVC double glazed window, wall to ceiling coving and ceiling spotlights.







