



The Row
Cold Hanworth

MOUNT & MINSTER

INTRODUCTION

A two bedroom two cottage which has recently been fully refurbished. The accommodation comprises: Entrance Hall, Lounge, Kitchen, Downstairs WC, Two Bedrooms and One Bathroom. The property also benefits from a courtyard, laid to lawn area and range of outbuildings.

LOCATION

5 The Row is situated in the hamlet of Cold Hanworth, located north east of the Cathedral city of Lincoln. The nearby village of Welton has a wide range of local amenities including shops, public houses and schools including William Farr secondary school which has been recently labelled as outstanding by Ofsted. There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

Entrance Hall

Downstairs WC

Lounge

12'4" x 12'5"

Kitchen

11'10" x 8'0"

First Floor Landing

Bedroom One

9'8" x 13'4"

Bathroom

Bedroom Two

11'3" x 8'7"

Services

Septic tank for drainage and oil for heating and hot water. There is a £20pcm additional charge to cover the septic tank being cleared every two years. This charge is subject to change.

OUTSIDE

To the rear is a courtyard and range of outbuildings. There is also a laid to lawn area which has a right of way for maintenance.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

COUNCIL TAX BAND

Council Tax Band: A

VIEWINGS

Via sole agents, Mount & Minster LLP (01522 716204).



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

MOUNT & MINSTER