

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
12'1" 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



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