



Haven Cottage Main Road
Potterhanworth

MOUNT & MINSTER



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Potterhanworth

A delightful well presented stone cottage, set on a generous plot in the heart of the village.

- Stone Cottage
- Popular village location
- Off road parking and garage
 - Generous plot
 - Useful outbuildings
- Two double bedrooms
 - Kitchen/Diner
 - Living room
 - Bathroom
 - Shower room



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INTRODUCTION

Haven Cottage is a well presented stone semi detached cottage which is perfectly situated within the highly sought after pretty village of Potterhanworth positioned on a generous plot. The property briefly comprises entrance hall, living room with stunning limestone fireplace with a Charnwood Cranmore log burning stove, leading through into the spacious kitchen/diner which overlooks the rear garden, integrated appliances include oven with electric hob over, extractor, dishwasher and fridge. The utility/conservatory provides access directly out to the rear garden and has space and plumbing for a washing machine and dryer. The contemporary downstairs bathroom concludes the ground floor.

To the first floor there is a contemporary shower room and two double bedrooms one of which has a built in wardrobe,

Due to the generous plot size there is plenty of scope to the extend the property should you desire subject to the appropriate consents, the property further benefits from a new oil boiler which was fitted in September 2025 and has a seven year warranty,

OUTSIDE

To the front there is ample off road parking and a detached single garage, the garden is primarily laid to lawn with planted shrubs.

To the rear there is an enclosed garden which is primarily laid to lawn with a patio seating area, along with two stone built outhouses which are currently used for storage, offering the opportunity for multiple uses.

LOCATION

Nestled just six miles south east of Lincoln, Potterhanworth is a picturesque and welcoming village offering the perfect balance of rural tranquility and convenient access to city amenities. Surrounded by rolling countryside, woodland walks, and open fenland, the setting provides a peaceful lifestyle with a strong sense of community. Local amenities, include a primary school, village hall, and the popular local pub, providing a sociable meeting point for locals and visitors alike.

SCHOOLS

Primary schooling is available in Potterhanworth and the surrounding villages, while the nearest state secondary school is in Branston.

ACCOMMODATION

Porch

Providing storage for shoes and coats.

Entrance Hall

Tiled flooring, radiator, stairs rising to first floor landing.

Living room

Luxury vinyl tile flooring, radiator, double glazed window to front, fireplace with Charnwood Cranmore log burning stove. and Limestone surround.





Kitchen/Diner

Tiled flooring, ornamental stove, double glazed windows to side and rear, a range of wall and base units with work surfaces over, tiled splashbacks, integrated appliances include an electric oven with hob and extractor fan above, dishwasher and fridge, sink with mixer taps, radiator, understairs storage cupboard.

Utility/Conservatory

Providing access to the rear garden, space and plumbing for washing machine and dryer.

Bathroom

Tiled flooring, double glazed window to rear, three piece suite comprising bath with overhead shower, tiled splashbacks, low level WC, pedestal wash hand basin, wall mounted heated towel rail.

First floor

Master bedroom

Double glazed window to front, carpet, feature paneling, radiator, built in wardrobe.

Bedroom two

Double glazed window to rear, carpet, feature paneling, radiator.

Shower room

Double glazed window to rear, shower cubicle with mains shower, tiled splashbacks, tiled flooring, wash hand basin in vanity unit, low level WC, wall mounted heated towel rail.

COUNCIL TAX BAND

Band: B

North Kesteven District Council

TENURE

Freehold with vacant possession.

METHOD OF SALE

The property is offered for sale by Private Treaty.

SERVICES

Mains water, drainage and electricity with oil central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of February 2026. Please note that some external images have been digitally enhanced for illustrative purposes.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

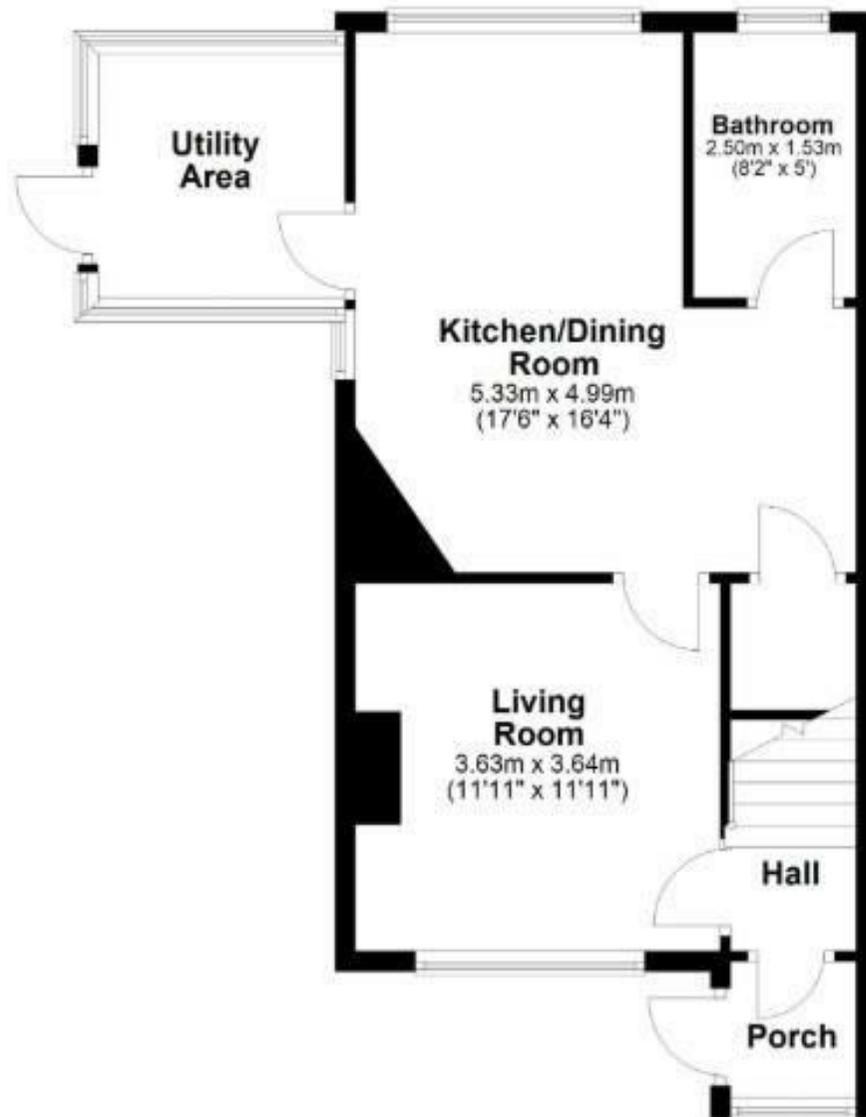
E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Ground Floor



First Floor

