



## **2 Caythorpe Cottages Caythorpe Road, Donington, PE11 4SB**

**£220,000**

- Rural setting
- Stunning field views
- Outside office with separate toiler
- Open plan kitchen diner snug
- Neutral decor throughout
- Kitchen with island
- Beautiful established gardens
- Ample off road parking to front
- Two bedrooms but was three bedrooms previously
- No forward chain

A truly stunning cottage featuring a sociable open-plan kitchen space overlooking what is, in our opinion, one of the most beautiful gardens we have seen in a long time. Welcome to Caythorpe Cottages.

This photogenic home has been meticulously maintained throughout to a high specification, seamlessly blending charming cottage character with modern upgrades. At its heart is an impressive open-plan kitchen, dining, and snug are, perfect for entertaining and sure to impress family and friends alike.

Externally, the property continues to shine with a beautifully landscaped garden, complete with established trees that enhance its charm and privacy. A standout feature is the separate external office space, ideal for home working, along with its own WC.

Offered to the market with no onward chain, this exceptional home is expected to attract significant interest.

**Lounge 10'4" x 12'11" (3.15m x 3.95m)**



Window to front. Feature fireplace. Wooden flooring.



**Inner hallway**

Window to side. Stairs to first floor landing.

**Dining Area 10'3" x 16'7" (3.14m x 5.06m)**



Window to side. Tiled flooring. Feature fireplace. Built in storage cupboard. Understairs storage cupboard.



**Kitchen Area 11'9" x 20'9" (3.59m x 6.33m)**



Windows to side and rear. French doors opening to side. Glazed orangery roof. Matching base and eye level units with work surfaces over. Space for freestanding cooker. Space for tall fridge/freezer. Island unit with built in storage, Belfast sink with drainer and mixer tap. Tiled flooring. Cupboard housing hot water cylinder.



**Bathroom 7'2" x 7'8" (2.19m x 2.36m)**



Window to rear. Velux roof lights to rear. Three piece suite comprising oval bath with shower attachment over. Pedestal wash hand basin. Toilet. Extractor fan. Tiled flooring.

**Utility Room**



Window to side. Sky light. Space and plumbing for washing machine and tumble dryer. Work top space. Sink unit with drainer and mixer tap. Boiler. Extractor fan.

**First Floor Landing 6'11" x 590'6" (2.12m x 180m)**



Window to side. Loft access. Doors to bedrooms and shower room.

**Bedroom 1 12'8" x 16'5" (3.88m x 5.01m)**



Window to front and side. Window shutters. Feature fireplace. Radiator. Wooden flooring. The dressing area for bedroom 1 used to have a stud wall to create the third bedroom

**Bedroom 2 7'11" x 10'3" (2.42m x 3.13m)**



Window to side. Radiator. Wooden flooring.

**Shower Room**



Velux roof light. Shower cubicle with rainwater head and separate shower attachment. Pedestal wash hand basin. Toilet. Fully tiled walls. Wooden flooring. Heated towel rail.

## Outside



The front of the property is laid to lawn with borders. There is a gravelled driveway and off road parking area.

The gardens, situated to the side (west) and rear (south) of the property, are extremely well landscaped with shaped lawned areas, extensive stocked borders, trees and hedging, shrubs and bushes.

The rear of the property has a courtyard area leading to the outbuildings.



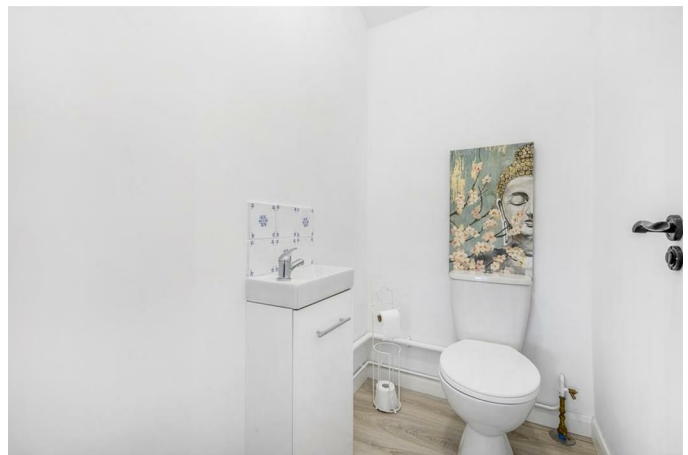
## Office 11'0" x 12'11" (3.36m x 3.94m)



Two windows to front. French doors to front. Sky lights. Base units with work surfaces over. Electric heater. Laminate flooring.



## Toilet



Toilet. Wash hand basin set in vanity unit and tiled splash back. Laminate flooring.

## Property Postcode

For location purposes the postcode of this property is: PE11 4SB

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on

our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Has battery fire alarms

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D55

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

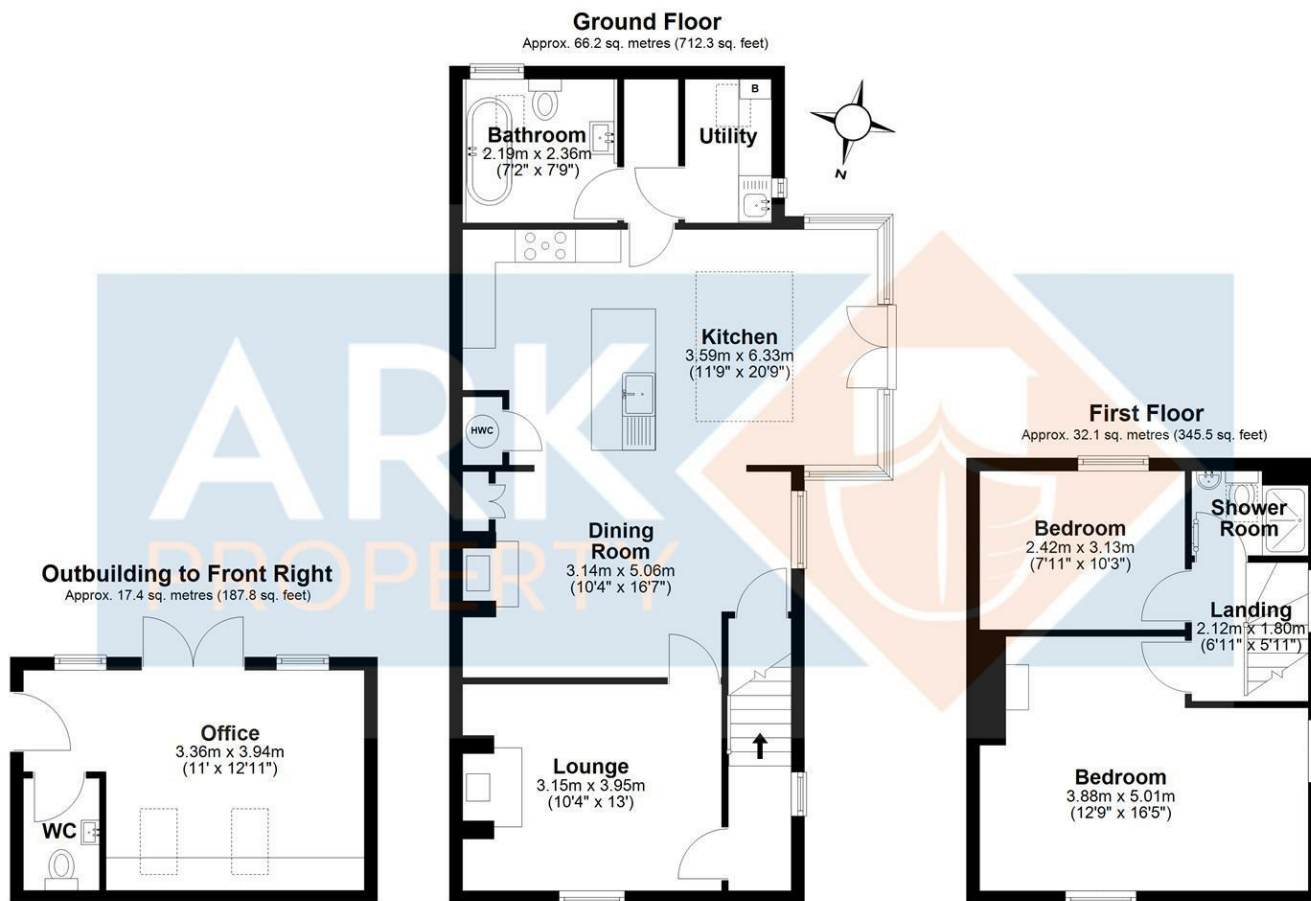
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to

their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

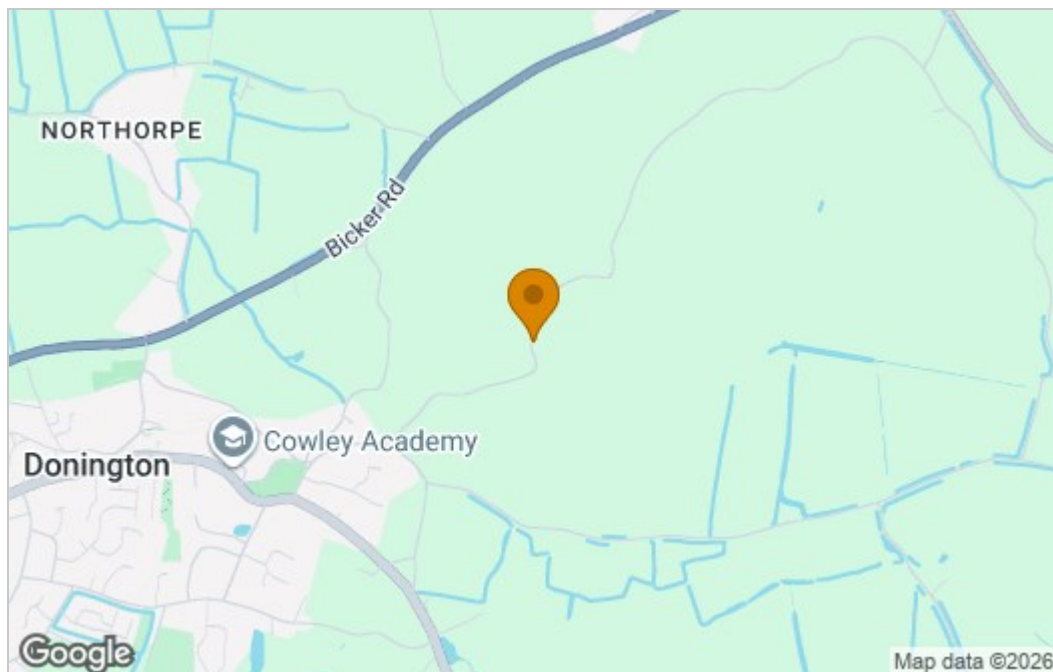
## Floor Plan



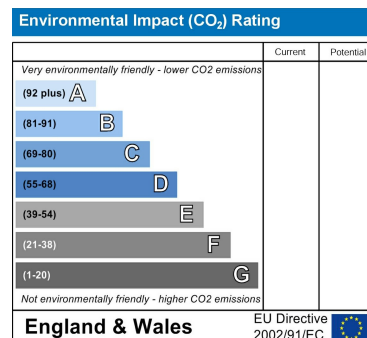
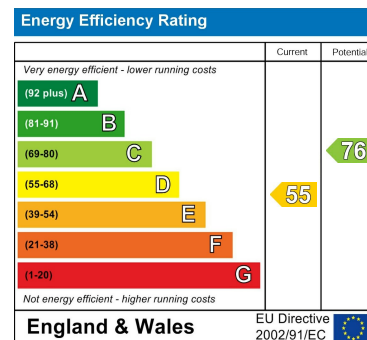
Total area: approx. 115.7 sq. metres (1245.6 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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