Mundys
est 1898

Spindle Berry Cottage, Chapel Lane, Aubourn, LN5 9DU

Spindle Berry Cottage, Chapel Lane, Aubourn

An exceptional Detached Family Home, ideally positioned within this attractive and highly sought after village, enjoying pleasant open views to the front.

The property has been impressively extended, offering spacious and well appointed accommodation throughout, which briefly comprises of a welcoming Reception Hall with Cloakroom, Sitting Room, a dedicated Study and separate Family Room. There is an impressive bespoke and hand crafted, Open Plan Dining Kitchen with, with bi-folding doors opening onto the rear garden, and approx. 22ft Living Area. A practical and spacious Utility Room completes the Ground Floor.

The First Floor features a generous Landing leading to Five well-proportioned Bedrooms, including the Principal Bedroom with En-suite facilities. Four additional Bedrooms are served by a stylish Family Shower Room.

Externally, the property benefits from an extensive gravelled driveway providing off-road parking for multiple vehicles, together with a Double Garage. Gated side access leads to the enclosed and well maintained rear garden, which is predominantly laid to lawn with patio and seating areas.

Viewing of this property is highly recommended to appreciate this excellent and unique Family Home positioned within this attractive village.

LOCATION
Aubourn is a small, but sought after rural village located approximately 8 miles from Lincoln City Centre. There is a local village pub called the Royal Oak and the nearby village of Bassingham, approximately 2.5 miles away, has a wide range of village amenities, and village Primary School. Aubourn has good access to the A46 Bypass to Lincoln, Newark, Mainline Railway Station, A1 and beyond.

ACCOMMODATION

RECEPTION HALL
With main entrance door, coving to ceiling, engineered wood flooring, stairs rising to the first floor, two radiators and under stairs storage cupboard.

CLOAKROOM
With WC wash hand basin, engineered wood flooring, towel radiator, extractor fan and airing cupboard incorporating the hot water cylinder.

SITTING ROOM
17' 1" x 12' 11" (5.21m x 3.94m)
With two double glazed windows, two radiators, coving to ceiling, wood burner and feature inglenook fireplace.

STUDY
10' 1" x 8' 2" (3.07m x 2.49m)
With double glazed window to the front elevation and radiator.

FAMILY ROOM
16' 6" x 12' 10" (5.03m x 3.91m)
With three double glazed windows, engineered wood flooring, inset spotlights and double glazed rear entrance door.

UTILITY
12' 7" x 9' 3" (3.84m x 2.82m)
With fitted units, Belfast sink and cupboard below, slate worktop, radiator, spaces and plumbing for a washing machine and tumble dryer, oil fired central heating boiler, extractor fan, access to the roof void, double glazed window and double glazed side entrance door.

DINING KITCHEN AREA
21' 9" x 19' 11" (6.63m x 6.07m)
Fitted with a range of bespoke handmade kitchen units, incorporating a central island with drawers and cupboards below, a fitted tall larder unit with overhead cupboards, space for a fridge freezer, Rangemaster cooker, integral dishwasher, extractor hood, Belfast sink, Quartz worktops, instant boiling water tap with water filter, two double glazed windows to the side elevation, three Velux windows, double glazed bi-folding doors leading to the rear garden, two feature wall radiators and engineered wood flooring.

LIVING AREA
22' 5" x 14' 2" (6.83m x 4.32m)
With two double glazed windows, inset spotlights, feature radiator and engineered wood flooring.

FIRST FLOOR LANDING

BEDROOM ONE
17' 1" x 11' 1" (5.21m x 3.38m)
With double glazed windows to the front elevation with open views, radiator, fitted wardrobes, inset spotlights and Velux window.

EN-SUITE
With WC, wash hand basin, fitted shower cubicle and extractor fan.

BEDROOM
14' 3" x 8' 3" (4.34m x 2.51m)
With double glazed window to the front elevation and radiator.

BEDROOM
12' 0" x 8' 7" (3.66m x 2.62m)
With double glazed window to the rear elevation, radiator and fitted wardrobe.

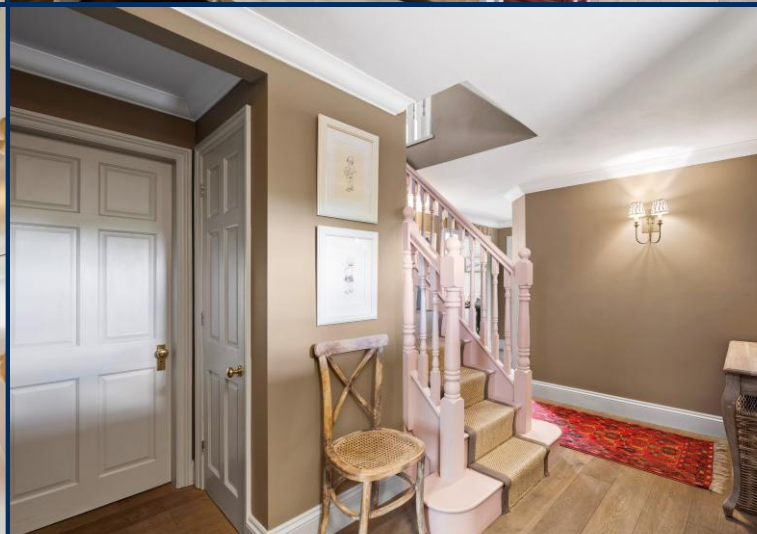
BEDROOM
10' 7" x 9' 0" (3.23m x 2.74m)
With double glazed window to the side elevation, radiator and built-in cupboard/wardrobe.

BEDROOM
10' 8" x 8' 5" (3.25m x 2.57m)
With double glazed window to the side elevation and radiator.

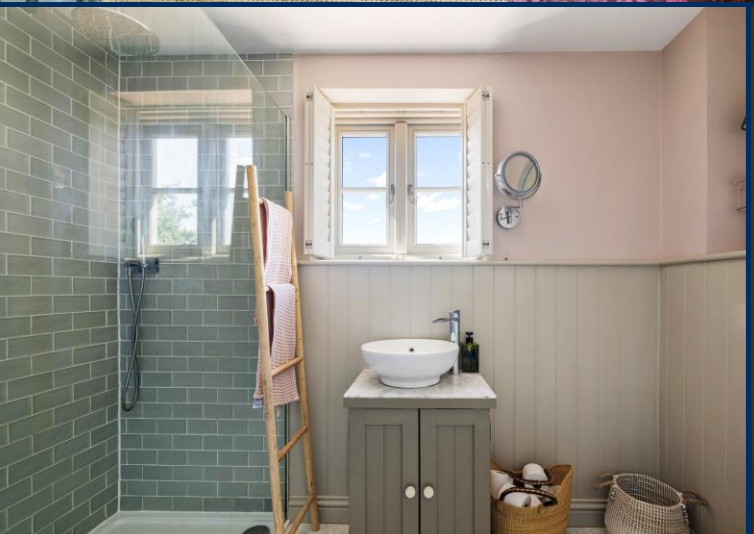
FAMILY BATHROOM
With large walk-in shower area, WC, circular wash hand basin with cupboard below, tiled walls and floor, towel radiator, inset spotlights and double glazed window to the front elevation.

OUTSIDE
The property is situated in an excellent position within this lovely and pleasant village setting. To the front of the property there is an extensive gravelled driveway providing off-road parking for numerous vehicles and access to the double garage. There is a lawned rear garden with patio/seating areas and a wide variety of matured shrubs and boarders.

DOUBLE GARAGE
18' 0" x 18' 0" (5.49m x 5.49m)
With two up-and-over doors, light and power.



CREED
66



SERVICES
Electricity, water and drainage mains services available. Oil central heating.

COUNCIL TAX AND EPC

EPC Energy Rating – D.

Council Tax Band – F.

Local Authroity – North Kesteven DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

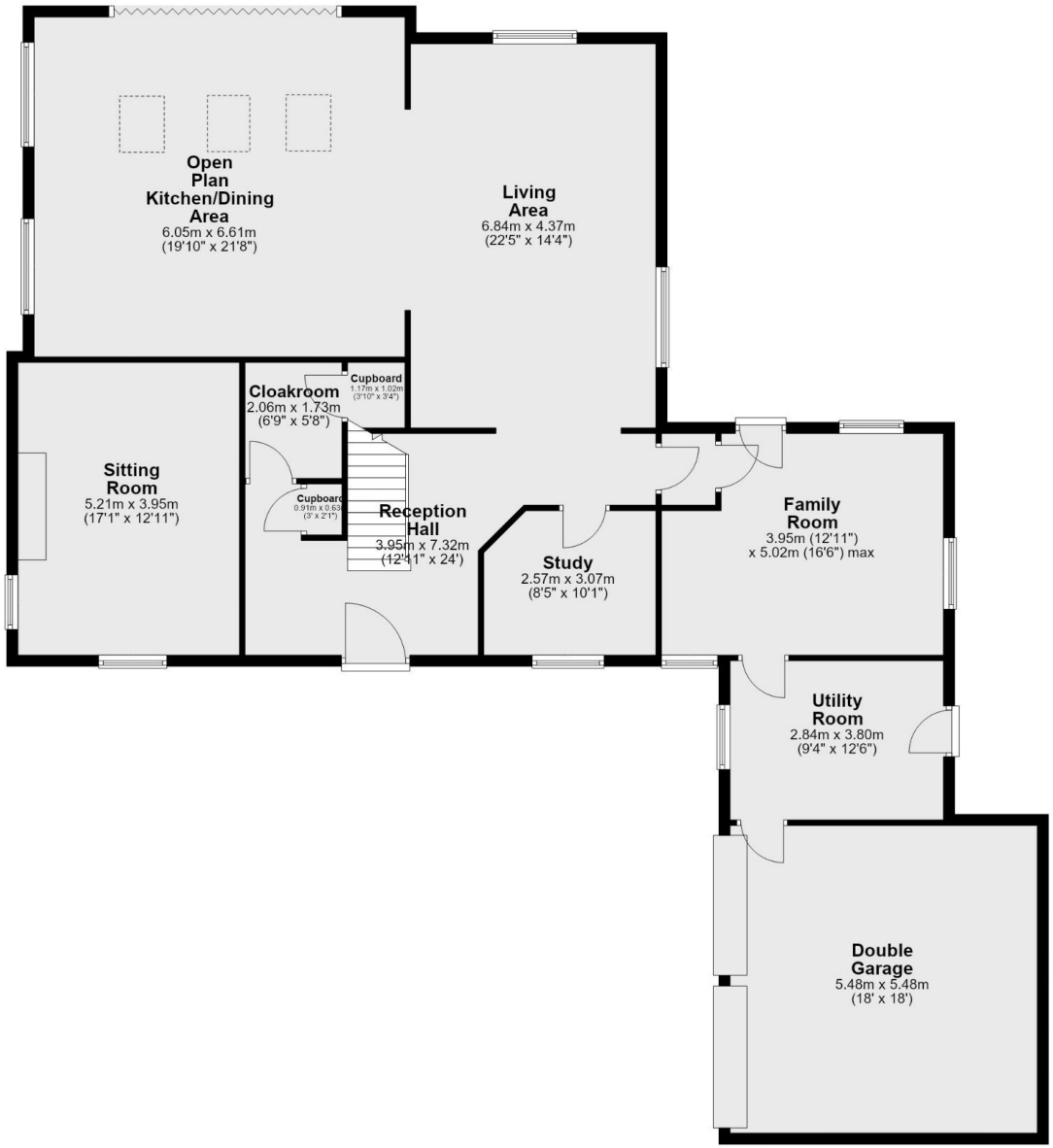
All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 Silver Street, Lincoln, LN2 1AS **t.** 01522 510044 **e.** residential@mundys.net **www.mundys.net**

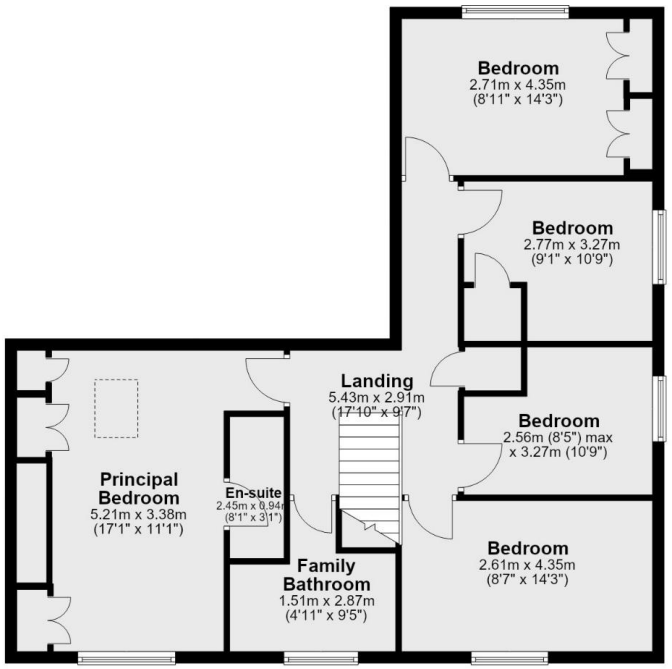
Ground Floor

Approx. 156.7 sq. metres (1686.5 sq. feet)
(excluding Double Garage)



First Floor

Approx. 84.2 sq. metres (906.2 sq. feet)



Total area: approx. 240.9 sq. metres (2592.7 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Spindle Berry Cottage, Chapel Lane , Aubourn, Lincoln