



## Gamekeepers Cottage, Main Street

Boothby Graffoe, Lincoln, LN5 0LE



Book a Viewing!

**£280,000**

An excellent end terraced character home situated within this lovely and pleasant village of Boothby Graffoe, which is located just off the A607 Grantham Road between the neighboring villages of Navenby and Coleby. The property has been updated to a high standard by the current owner and benefits from impressive open views to the rear. The internal accommodation briefly comprises of Entrance Hall, Dining/Reception Room, Living Area with feature Inglenook fireplace and wood burner, fitted Kitchen with integrated appliances and a First Floor Landing leading to two spacious Bedrooms and a Family Bathroom. Outside there is a front forecourt garden and a rear garden with a lawn and seating area. The property further benefits from UPVC double glazed sash windows and gas central heating. Viewing of the property is highly recommended to appreciate the internal condition and the impressive open views to the rear.





### LOCATION

Boothby Graffoe is a sought-after Cliff Village located to the south of Lincoln, offering an attractive blend of rural living and excellent connectivity. Surrounded by beautiful Lincolnshire countryside, the village enjoys a peaceful setting while providing easy access to Lincoln, Newark, Grantham, the A1 and Grantham's East Coast Main Line railway station, with direct services to London King's Cross. The area is well served by nearby amenities, reputable schools and scenic walking routes, making it an ideal location for families and commuters alike.

### ACCOMMODATION

#### ENTRANCE HALL

With main entrance door, stairs to the first floor, feature radiator and exposed wooden flooring.

#### DINING/RECEPTION ROOM

12' 5" into alcove x 10' 5" (3.78m x 3.18m) With UPVC double glazed sash window to the front elevation, feature radiator, exposed wooden flooring and feature open fireplace.



#### LIVING AREA

15' 8" x 12' 4" (4.78m x 3.76m) With UPVC double patio doors and side windows to the rear garden, quarry tiled flooring, a feature Inglenook fireplace with wood burner, feature radiator and an additional understairs storage area with UPVC window to the side elevation.

#### KITCHEN

7' 4" x 6' 10" (2.24m x 2.08m) Fitted with a range of quality kitchen units incorporating shelving and drawers, solid oak worktops, quarry tiled flooring, inset spotlights, integral fridge and freezer, fitted oven, extractor hood, induction hob and two UPVC double glazed sash windows.



#### FIRST FLOOR LANDING

With UPVC double glazed sash window and access to the roof void.

#### BEDROOM

15' 7" max narrowing to 12' 4" x 10' 0" (4.75m x 3.05m) With UPVC double glazed sash window, feature radiator and feature fireplace.

#### BEDROOM

12' 9" x 8' 3" (3.89m x 2.51m) With UPVC double glazed sash window to the rear elevation, feature radiator and feature fireplace.



#### FAMILY BATHROOM

9' 4" x 7' 0" (2.84m x 2.13m) With suite to comprise of feature bath, WC, fitted shower cubicle and wash hand basin with vanity drawers below, extractor fan, inset spotlights and UPVC double glazed sash window.

#### OUTSIDE

The property is situated in a pleasant position within the attractive village of Boothby Graffoe and benefits from excellent open views to the rear. There is a gated entrance leading to the front forecourt with seating area and side access leading to the mature lawned rear garden with a raised patio seating area and raised flowerbeds.



#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

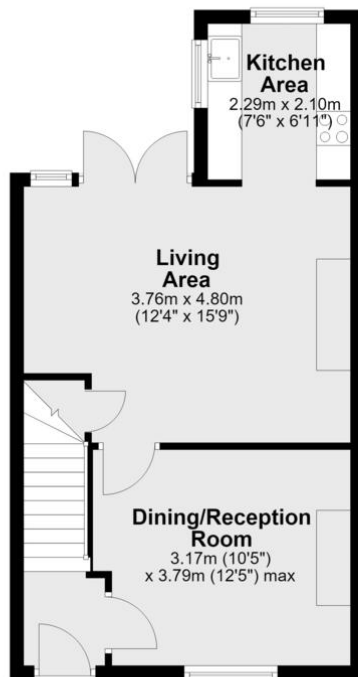
**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.



### Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

For Guidance Purposes Only  
Plan produced using PlanUp.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here - [Mobile Checker](#)

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#### 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

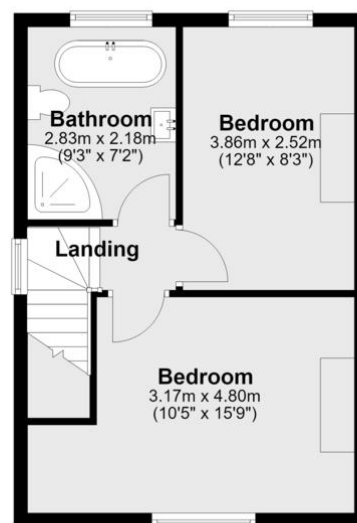
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### First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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