



Rose Cottage, Silver Street

Baumber, LN9 5NH



Book a Viewing!

£150,000

Rose Cottage is a one bedroom detached bungalow located in the village of Baumber. The property benefits from a kitchen, living/dining room, bedroom and bathroom, together with a secluded rear garden. Baumber is a peaceful rural village surrounded by beautiful Lincolnshire countryside, offering a tranquil lifestyle while remaining within easy reach of Horncastle, Woodhall Spa and Lincoln. The area is ideal for those seeking a village setting with excellent opportunities for walking, cycling and enjoying the outdoors.





LOCATION

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ACCOMMODATION

KITCHEN

9' 11" x 12' 7" (3.02m x 3.84m) With wooden flooring, radiator, double glazed windows with secondary glazing to the front elevation, fitted with a range of wall and base units, integrated stainless steel sink with drainer, space for a freestanding cooker, integrated induction hob, space and plumbing for a washing machine, storage cupboard.

LIVING ROOM/DINING ROOM

18' 9" x 12' 4" (5.72m x 3.76m) With laminate flooring, radiator, wood burner, double glazed window to the front elevation with secondary glazing and external door to porch with window to the side.

BEDROOM 1

8' 7" x 11' 5" (2.62m x 3.48m) With radiator and uPVC double glazed window to the rear elevation.



BATHROOM

5' 10" x 7' 5" (1.78m x 2.26m) With tiled flooring, radiator, low level WC, wash hand basin, corner shower unit with tiled surround, uPVC double glazed frosted window to the rear elevation.

PORCH

4' 9" x 5' 11" (1.45m x 1.8m) With tiled flooring, external door to the rear elevation with window to the side and entrance door into the living room.

OUTSIDE

Secluded rear garden with fencing surrounding, gravelled garden area, small decking area, two outbuildings and driveway for small vehicles. To the front of the property there is access to the rear via the side.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Oil central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

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.

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Ground Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



Total area: approx. 50.4 sq. metres (542.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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NG25 0EN
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Newark
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