



Goose Lane, Raithby, Spilsby, PE23 4DX

- STUNNING 0.4 ACRE plot (sts) with FAR REACHING countryside VIEWS
- THREE receptions and TWO bedrooms (POTENTIAL THREE) period COTTAGE circa 1911
- ONLY a council TAX band 'B' currently £1,521.73 gross per annum
- Fitted open plan KITCHEN and attached outbuilding UTILITY and STORE rooms
- UPVC double glazed including external door, CENTRAL HEATING, period style wooden latch internal doors

- MATURE GARDENS both cottage garden (having picket fence and patio) and main garden including two sheds
- Off road PARKING that may be EXTENDED into gardens if required and potential for detached GARAGE subject to planning
- LOUNGE with WOOD/multifuel BURNER/back boiler, DINING room with built in PANTRY
- BATHROOM, fully tiled, having separate SHOWER over the bath
- DESIRABLE cul-de-sac LOCATION in SOUGHT AFTER VILLAGE having pub restaurant, Raithby Hall, village hall and bus route, ONLY 2.2 MILES from MARKET TOWN centre

Price £220,000



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DESCRIPTION

With a stunning 0.4 acre plot (sts) having far reaching countryside views, mature gardens both cottage garden (having picket fence and patio) and main garden including two sheds, this is a three reception, two bedroom (potentially three), period cottage circa 1911 with off road parking that may be extended into gardens if required and potential for detached garage subject to planning, all in a desirable cul-de-sac location of sought after village having pub restaurant, Raithby Hall, village hall and bus route, only 2.2 miles from historic well serviced market town centre.

It also benefits from UPVC double glazed including external door, central heating, period style wooden latch internal doors, is only a council tax band 'B' currently £1,521.73 gross per annum, and is offered freehold.

The property consists of lounge with wood/multifuel burner/back boiler, dining room with built in understairs pantry having light, fitted open plan kitchen, attached outbuilding utility and store rooms, bathroom (fully tiled, having separate shower over the bath). Upstairs is the master bedroom with built in double wardrobe/cupboard, family room (that may be separated into a bedroom, already having its own window), that leads to bedroom two.

Raithby is a sought after village that has The Red Lion pub restaurant, 12th century parish church, Raithby Hall built circa 1776, village hall and is on a bus route Lincoln to Skegness, only 2.2 miles from the vibrant historic market town centre of Spilsby which is the birth place of Sir John Franklin the arctic explorer, that has major supermarket, doctors, dentist, schooling, tearooms, restaurants, open air market etc.





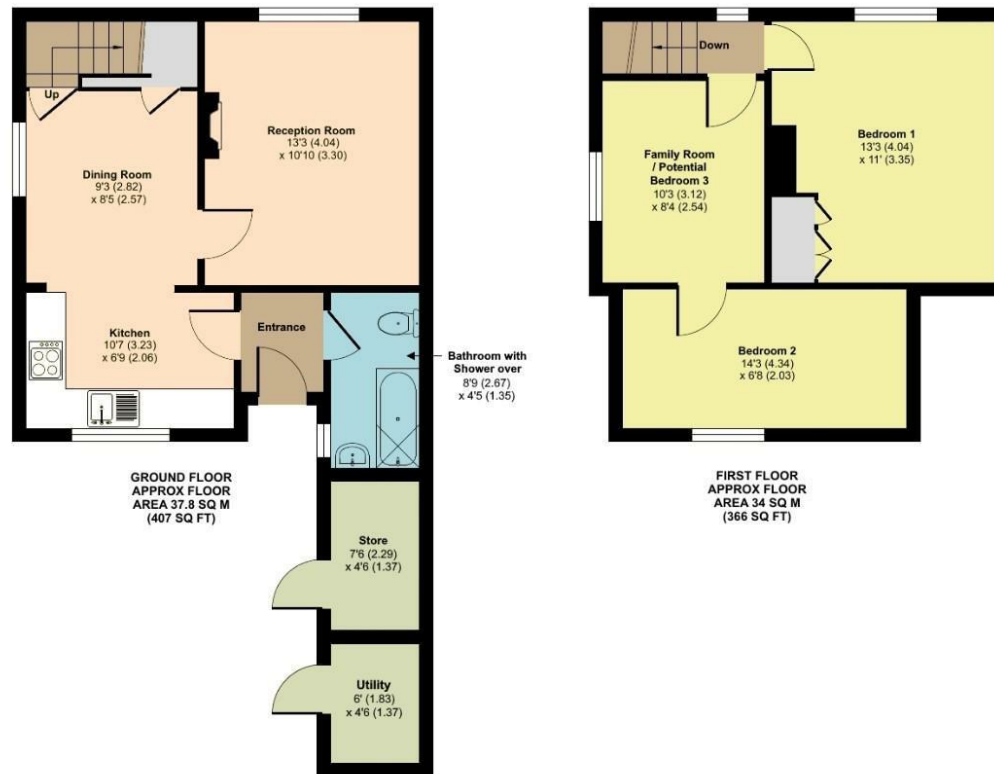
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Approximate Area = 773 sq ft / 71.8 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1103286

Viewings

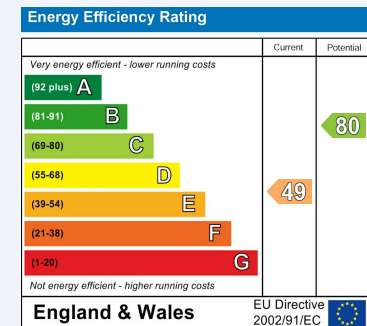
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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