



The Haven, High Thorpe
Southrey, Lincoln, LN3 5TB

£450,000

A spacious detached family home situated in this rural village location and is set back from the road on a generous sized plot with open countryside views to the rear. Internally, the property offers living accommodation to briefly comprise of Hallway, Lounge, Dining Room, Kitchen, Study, WC, Utility Room and Playroom (formerly the Double Garage) and First Floor Landing leading to the Master Bedroom with a walk-in wardrobe and En-Suite Shower Room, three further Bedrooms and Family Bathroom. Outside the property has a large frontage with a driveway providing ample off road parking and a further generous lawned garden to the rear with a decked seating area with open countryside views. Viewing of the property is highly recommended to appreciate the accommodation on offer.



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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

DIRECTIONS

Head South out of Lincoln along Canwick Road. Turn left where signposted Washingborough. Continue along this road for some time, passing through the villages of Washingborough, Branston Booths and Potterhanworth Booths. The road continues into the village of Bardney, continue along and at the centre of the village bear right and continue along the B1190 Horncastle Road.



Proceed along this road and you will see a signpost to Southrey, turn right toward Southrey, continue along and then turn right on to High Thorpe and the property can be located on the right hand side.

LOCATION

Southrey is a rural village situated approximately 3 miles from the nearby village of Bardney, which offers a range of village amenities including a Co-op and local primary school. The University and Cathedral City of Lincoln is within easy access and is approximately 14 miles away.

ACCOMMODATION

HALLWAY

With external door to front elevation, laminate flooring, stairs to the First Floor Landing and under stairs storage cupboard.

STUDY

7' 10" x 7' 5" (2.39m x 2.26m) With uPVC double glazed window to front elevation, electric radiator and fitted shelving.

WC

With vinyl flooring, low level WC, wash hand basin, partly tiled walls and storage cupboard.



KITCHEN

14' 3" x 8' 0" (4.34m x 2.44m) With uPVC double glazed window to rear elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 bowl stainless steel sink, Range cooker with extractor fan over and space for a fridge freezer.

UTILITY ROOM

5' 9" x 5' 9" (1.75m x 1.75m) With uPVC double glazed window to rear elevation, tiled floor, wall unit, base unit with work surface over and tiled splash-back and plumbing and space for a washing machine and tumble dryer.



PLAY ROOM (CONVERTED DOUBLE GARAGE)

19' 1" x 15' 6" (5.82m x 4.72m) With two uPVC double glazed windows to front elevation, uPVC double glazed door and window to rear elevation and electric radiator.

LOUNGE

19' 0" x 15' 9" (5.79m x 4.8m) With uPVC double glazed window to front elevation, fire surround and hearth with calor gas fire inset and electric radiator.





DINING ROOM

12' 4" x 9' 0" (3.76m x 2.74m) With uPVC double glazed sliding doors to the rear garden, laminate flooring and electric radiator.

FIRST FLOOR LANDING

With timber window to front elevation, banister rail, electric radiator and airing cupboard housing the hot water cylinder.

BEDROOM 1

12' 6" x 10' 10" (3.81m x 3.3m) With uPVC double glazed window to front elevation and electric radiator.



WALK-IN WARDROBE

8' 10" x 4' 7" (2.69m x 1.4m) With hanging space and shelving.

EN-SUITE

6' 4" x 4' 10" (1.93m x 1.47m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower, fully tiled walls and extractor fan.

BEDROOM 2

14' 0" x 9' 10" (4.27m x 3m) With uPVC double glazed window to rear elevation and electric radiator.



BEDROOM 3

13' 7" x 8' 2" (4.14m x 2.49m) With uPVC double glazed window to rear elevation and electric radiator.

BEDROOM 4 8' 8" x 7' 0" (2.64m x 2.13m) With uPVC double glazed window to front elevation and electric radiator.

FAMILY BATHROOM

7' 11" x 7' 2" (2.41m x 2.18m) With uPVC double glazed window to rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and Jacuzzi bath, fully tiled walls and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with a range of shrubs and trees and a gravelled driveway to the side providing ample off road parking. There is side access leading to the rear garden with a decked seating area, a generous lawned garden, a range of shrubs and trees and two garden sheds.





WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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.

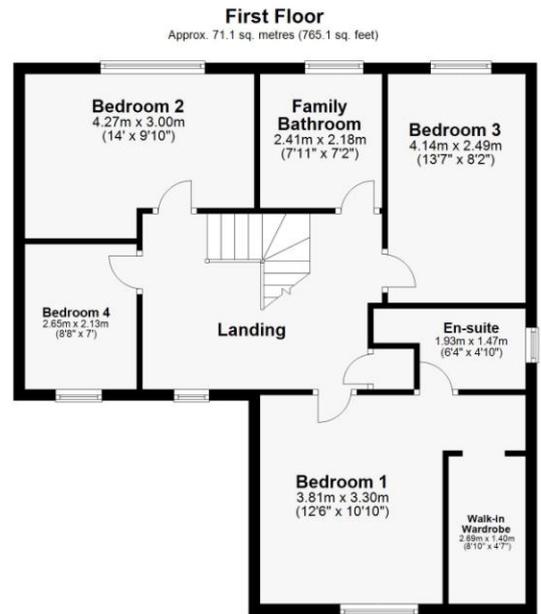
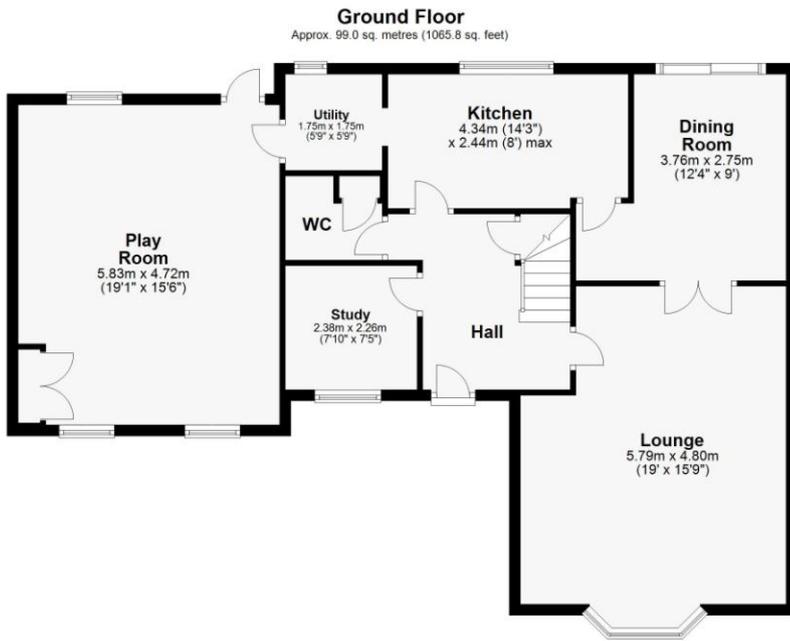
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 170.1 sq. metres (1830.9 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.



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