



Iona, Lowthorpe

Southrey, Lincoln, LN3 5TD

£395,000

This is a well presented three bedroomed detached and non-estate bungalow located in the quiet rural Village of Southrey. The property is situated on a larger than average plot with gardens to the rear which back on to the river, a Detached Double Garage and an "in" and "out" driveway to the front. Internally the accommodation briefly comprises of Entrance Porch, Inner Hallway, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, Rear Entrance, three Bedrooms, Conservatory and Bathroom. Viewing is essential to appreciate the accommodation on offer and the grounds on which it sits.





SERVICES

Mains electricity, water and drainage. LPG central heating. Solar Panels which are owned by the vendors.

EPC RATING – D.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 Lowthorpe where the property can be located.



LOCATION

Located close to the popular village of Bardney, the village offers a Co-op, two public houses, butchers, post office, Doctors' Surgery, pharmacy, church and riverside walks along the River Witham.

ACCOMMODATION

ENTRANCE PORCH

7' 0" x 7' 0" (2.15m x 2.15m) With windows and door to the front and door and window to the Inner Hallway.

INNER HALLWAY

With doors leading to the Lounge, Kitchen, three Bedrooms, Bathroom and fitted cupboards.

LOUNGE

15' 0" x 19' 8" (4.59m x 6.01m) With windows to the front and side aspects, fireplace, wall lights, radiator and doorway leading to the Dining Room.

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.06m) With double doors to the rear garden, serving hatch to the Kitchen and radiator.

KITCHEN

12' 0" x 14' 10" (3.66m x 4.53m) With window overlooking the rear garden, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, sink and drainer with mixer tap, five ring gas hob with extractor fan over, two electric ovens, space for an American style fridge freezer, space for a dishwasher, window to the Utility Room and door to the Rear Entrance.

REAR ENTRANCE

With door to the side and doors leading to Utility Room and Shower Room.

UTILITY ROOM

12' 0" x 5' 4" (3.66m x 1.63m) With window to the Kitchen, fitted with base units, spaces for a fridge, washing machine and tumble dryer and cupboard housing the solar electric system.

SHOWER ROOM

2' 11" x 2' 3" (0.91m x 0.71m) With window to the rear, calor gas boiler, suite to comprise of large walk-in shower cubicle, WC and wash hand basin and radiator.

BATHROOM

5' 9" x 9' 6" (1.76m x 2.92m) With window to the side, radiator and suite to comprise of bath, WC and wash hand basin.

BEDROOM 1

11' 6" x 13' 7" (3.53m x 4.15m) With double doors leading to the Conservatory and radiator.

CONSERVATORY

11' 6" x 13' 7" (3.53m x 4.15m) With windows and double doors to the rear garden and radiator.

BEDROOM 2

15' 9" x 9' 9" (4.82m x 2.98m) With window to the front and radiator.





BEDROOM 3

11' 2" x 9' 2" (3.42m x 2.80m) With window to the front, radiator and fitted wardrobes.

OUTSIDE

To the front of the property there is a gravelled "in" and "out" driveway providing ample off road parking. There is side gated access which leads to the Detached Double Garage and the rear garden. To the rear there is a paved area, flower beds, an extensive lawned garden with an orchard and a paddock which leads down to the River with a range of sheds and vegetable plot areas.

DOUBLE GARAGE

20' 3" x 17' 4" (6.18m x 5.29m) With two up and over doors to the front, window and door to the side, power, lighting and an electric car charging point.



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

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 them 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 £30 and £30 commission to the individual member of staff who generated the appointment.

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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 MURKES.

GETTING A MORTGAGE

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

NOTE

1. None of these 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

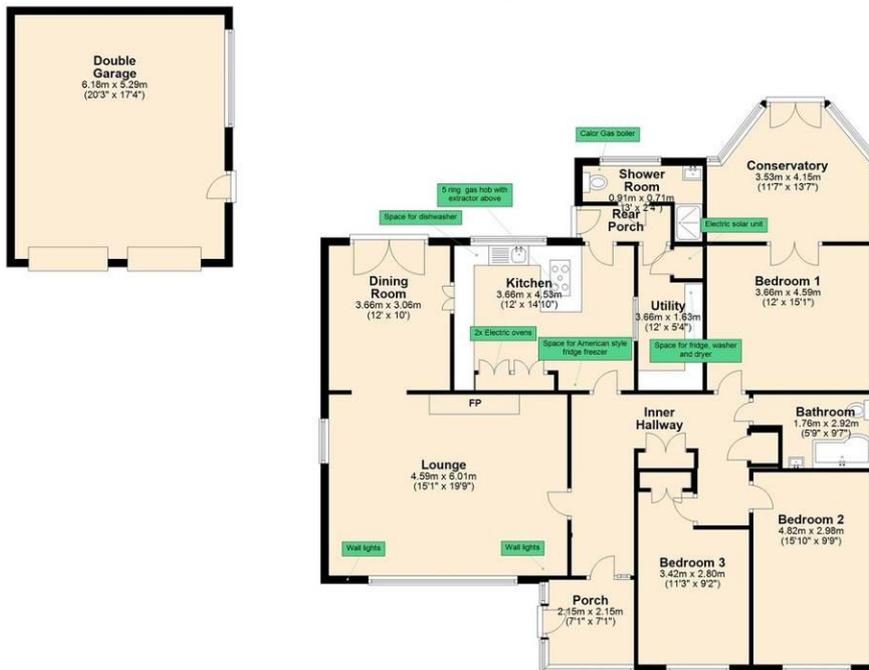
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Ground Floor

Approx. 182.2 sq. metres (1961.5 sq. feet)



Total area: approx. 182.2 sq. metres (1961.5 sq. feet)

For illustration purposes only
Plan produced using PlanItUp

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

