

High Thorpe SOUTHREY, LN3 5TB



- 4 Double Bedrooms
- Double Garage
- Oil Central Heating
- 2 Receptions + Sunroom
- Generous Plot Size
- uPVC Double Glazing

£285,000



Located in the quiet village of Southrey this 4 bedroom detached cottage oozes style, charm and character. Boasting spacious lounge, fitted kitchen, utility room, downstairs cloakroom, separate sunroom with inviting multi-fuel burner and generous landscaped gardens. In Agent's opinion this is a must view property that has been well maintained and refurbished. Southrey is a small rural village on the banks of the River Witham lying almost equidistant between Lincoln and Horncastle. All amenities associated with village life are on hand in the nearby village of Bardney including a good variety of shops, surgery, public houses and church. Primary education is provided in the village and secondary education in Horncastle.

DIRECTIONS:

Head out of Lincoln on the A15, at the traffic lights turn left toward Washingborough. Follow this road B1190 all the way through to Bardney. At Bardney still following the B1190 turn right towards Southrey. Upon entering the village of Southrey, Highthorpe Road is the second right.

The Accommodation comprises:

ENTRANCE

Approached through obscure uPVC double glazed front door into spacious entrance hall with oak floor, uPVC double glazed window to front aspect, built in closet, recess spotlighting, radiator x2, stairs rising to first floor. Leading off there is also a built in under stairs storage cupboard, door into spacious lounge.

DOWNSTAIRS CLOAKROOM

Dual flush low level WC, wash basin, tiled splash back, recess spot lighting, obscure uPVC double glazed windows to side aspect and ceramic tile floor, radiator.

LOUNGE 22' 7" x 11' 7" (6.88m x 3.53m)

Brick built recess fireplace electric with flame effect fire and timber mantle over, tv point, 2 x radiators, uPVC double glazed windows to front aspect, 2 x ceiling light points.

DINING ROOM 9' 5" x 10' 3" (2.87m x 3.12m)

Ceiling light point x2, uPVC double glazed double doors to rear, oak floor and radiator, door leading into kitchen.

KITCHEN 10' 9" x 12' 5" (3.27m x 3.78m)

Having range of base and wall mounted units, rolled edged working surfaces with tiled splashbacks, space for 1 and a half width cooker with extractor hood over and under unit lighting, integral dishwasher, one and a half sink and drainer unit with mixer tap, space for fridge freezer, glass fronted display cabinet, uPVC double glazed windows to side aspect, tiled floor with under floor heating.

UTILITY 7' 7" x 6' 2" (2.31m x 1.88m)

With plumbing for washing machine, rolled edged work surface with storage above, oil fired central heating boiler, ceramic tiled floor, obscure uPVC double glazed door to side aspect, radiator.

LANDING

Having recess spot lighting roof access and spindled hand rail.

MASTER BEDROOM 14' 8" x 12' 7" (4.47m x 3.83m)

With uPVC double glazed windows to side aspect, ceiling light point, telephone point, tv point, built in storage and door leading to en-suite.

EN-SUITE

3 piece suite comprising of fully tiled shower cubicle with main shower, dual flush low level WC, pedestal wash basin, tiling to half height and splash back areas, recess spot lighting, tiled floor chrome towel radiator, obscure uPVC double glazed window to side aspect.

BEDROOM 2 10' 3" x 11' 9" (3.12m x 3.58m)

uPVC double glazed window to front aspect, ceiling light point and radiator

BEDROOM 3 11' 9" x 11' 9" (3.58m x 3.58m)

Roof access, ceiling light point, uPVC double glazed window to front aspect, radiator.

BATHROOM

3 piece suite comprising of tiled bath with electric shower and screen over, dual flush low level WC, pedestal wash basin tiling to half height, recess spotlighting, tiled floor, obscure uPVC double glazed window to side aspect.

BEDROOM 4 9' 6" x 15' 0" (2.89m x 4.57m)

uPVC double glazed window to side aspect, 2 x ceiling light point, radiator.

GARDEN ROOM 17' 10" x 14' 8" (5.43m x 4.47m)

With exposed beams to ceiling, 2 x wall lights, ceramic tiled floor, multi fuelled burner with a slabbed harth and a checker plate, uPVC double glazed window to side aspect, uPVC double glazed double doors opening out onto garden.

GARAGE 17' 11" x 21' 3" (5.46m x 6.47m)

larger than average with vaulted ceiling for storage, fluorescent strip lights, obscure uPVC double glazed personal door to side.

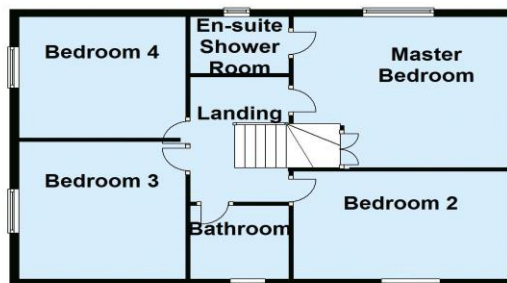
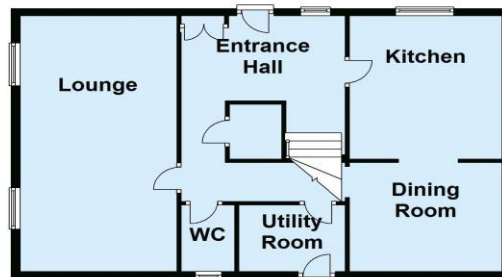
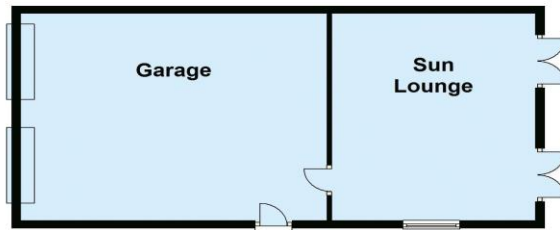
GARDEN

To the side of the property there is an open fronted garden, shed and open fronted wood shed approached by a timber gate. To the rear garden there is a paved patio area with raised timber edge, shrub borders, steps leading up to further patio area and raised timber decked area, timber perimeter fencing, well stocked shrub borders, path leading to the side of the property, outside lighting, further raised planters and pedestrian timber gate access leading to the rear of the property, compound with oil tank and aluminium greenhouse, further outside lighting and further patio area, well stocked shrub borders and timber trellis gate to front aspect .

EPC RATING - D56

FLOOR PLAN:

Please note that these plans are not to scale and are for identification and layout purposes only



TENURE The property is Freehold. **BUILDING MEASUREMENTS** All building measurements have been taken in accordance with the RICS code of measuring practice. B4511 **POSSESSION** Vacant possession will be given on completion **DISCLAIMER** - Walter's - have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price. **MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

