



## Woodside, Brown Wood Lane

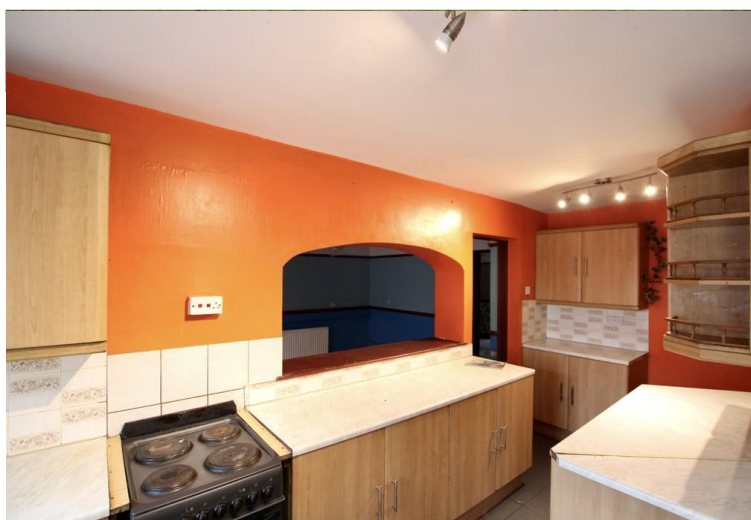
Thorney, Newark, NG23 7DJ

**£375,000**

**NO ONWARD CHAIN** - A rare opportunity to purchase a vastly extended three/four bedroomed semi-detached house situated on a large plot within the rural village of Thorney. The property is set within large grounds and has generous gardens to the front and side. To the rear of the property there are further lawned areas and a range of outbuildings and garages. The main outbuilding consists of several rooms giving the potential to run a business or work from home. The property is in need of modernisation and has internal living accommodation briefly comprising of Entrance Hallway, Study, Two Inner Hallways, Family Room, Lean-to, Sitting Room/Bedroom 4, Shower Room, Kitchen, Dining Room, Lounge and First Floor Landing leading to three Bedrooms and Bathroom. The property offers the potential for extending or further development (subject to the necessary Planning Permission). Viewings are strictly by prior appointment with Mundys.







#### **SERVICES**

Mains electricity and water. Oil fired central heating.  
Drainage to septic tank.

**EPC RATING** — D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Leaving Lincoln on the A57 towards Saxilby, proceed past the village of Saxilby. Turn left onto Tom Otters Lane and then turn right onto Sand Lane which turns into Brown Wood Lane where the property can be located on the right hand side.

#### **LOCATION**

Thorney is a rural village located approximately 5 miles from the nearest village of Saxilby, which has a range of local shops and facilities and a train service into Lincoln City Centre. Lincoln is also easily accessible via the A57.

#### **ENTRANCE HALL**

12' 1" x 7' 7" (3.68m x 2.31m) , with timber window and door to the front elevation, laminate flooring, radiator and doors to two inner hallways and study.





#### STUDY

12' 0" x 7' 8" (3.66m x 2.34m) , with timber windows to the front and side elevations and radiator.

#### INNER HALLWAY

With laminate flooring, radiator and doors to family room and opening into inner lobby.

#### FAMILY ROOM

13' 9" x 12' 1" (4.19m x 3.68m) , with double glazed sliding door to the lean-to and two radiators.

#### LEAN-TO

37' 6" x 12' 5" (11.43m x 3.78m) , with UPVC double glazed windows and five external doors to the side of the property.



#### INNER LOBBY

With tiled flooring and doors leading to sitting room/bedroom 4, shower room and kitchen.

#### SITTING ROOM / BEDROOM 4

11' 8" x 10' 2" (3.56m x 3.1m) , with timber windows to the side and rear elevations, laminate flooring and radiator.

#### SHOWER ROOM

8' 9" x 6' 5" (2.67m x 1.96m) , with timber window to the side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle with tiled flooring and drain, radiator and extractor fan.

#### KITCHEN

17' 0" x 11' 7" max (5.18m x 3.53m) , with timber window and door to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, space for freestanding cooker and opening into dining room.



#### DINING ROOM

17' 0" x 10' 5" (5.18m x 3.18m) , with two timber windows to the rear elevation, laminate flooring, radiator and door to lounge.

#### LOUNGE

20' 8" x 11' 8" (6.3m x 3.56m) , with timber window to the front elevation, fireplace with wood burner inset, two radiators and door into inner hallway.

#### INNER HALLWAY

With radiator, storage cupboard, stairs to the first floor and door into entrance hall.



#### FIRST FLOOR LANDING

With banister rail, timber window to the front elevation, doors to three bedrooms and bathroom and a range of storage cupboards.

#### BEDROOM 1

12' 1" x 11' 2" (3.68m x 3.4m) , with two timber windows to the front and side elevations and radiator.

#### BEDROOM 2

12' 0" x 8' 6" (3.66m x 2.59m) , with timber window to the front elevation and radiator.



### BEDROOM 3

11' 8" x 7' 8" (3.56m x 2.34m) , with timber window to the rear elevation, built-in wardrobe and radiator.

### BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) , with suite to comprise of low level WC, wash hand basin and bath, partly tiled walls and radiator.

### OUTSIDE

To the front of the property there are lawned gardens which continue round to the side with a range of mature plants, shrubs, trees and a garden pond. To the side of the property there is a driveway providing ample off road parking which leads onto lawned gardens, a hardstanding area providing further off road parking and separate car port. The rear gives access to the range of large outbuildings, a detached garage and two smaller brick outbuildings. The main outbuilding offers a vast working space with four main rooms, entrance, two offices, storage room, two WCs and two commercial style fridges (see floorplan for further details).

#### 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](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sell with Bettered who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Bettered then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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 HomeBuyer Reports, call 01522 550088 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.

#### GENERAL

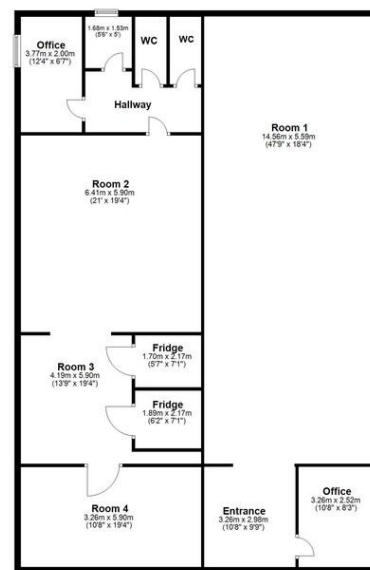
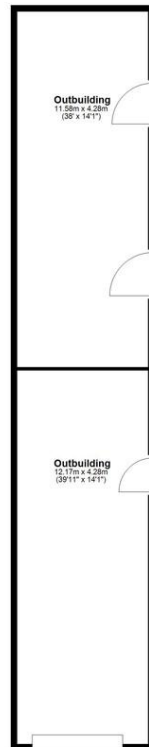
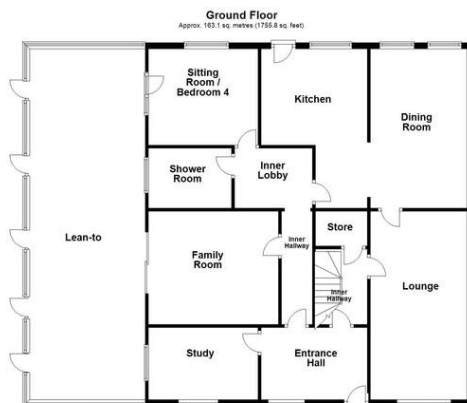
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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#### Outbuildings

Approx. 500 sq. metres (2334.8 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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