



24 Station Road

Reepham, Lincoln, LN3 4DN

£280,000

A larger than average three bedroom detached Dorma - style property positioned on a larger than average plot with extensive gardens. The property has internal accommodation comprising of an Entrance Porch, Inner Hallway, Ground Floor Bedroom, Dining Room, Study, WC, Bathroom, Lounge, Kitchen, Breakfast Room, Rear Porch, Utility Room and stairs rising to the First Floor Landing giving access to two Bedrooms with a range of fitted storage areas. Outside there is a detached Garage with an attached Conservatory and larger than average Shed/Workshop. The property has extensive and well-stocked gardens to the front, side and rear and a driveway providing off-street parking to the side. This property also benefits from no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A158 via Wragby Road, turn right onto Kennell Lane heading towards the village of Reepham. Proceed along and turn left onto the High Street, continue through the village and past the Post Office onto Station Road where the property is located on the left hand side just before the Fox and Hounds public house.

LOCATION

Located within the popular village of Reepham, North East of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.



ACCOMMODATION

PORCH

With UPVC windows and door to the front aspect and window and door to the Inner Hallway.

INNER HALLWAY

With stairs to the First Floor Landing, fitted cupboard and doors leading to the Ground Floor Bedroom, Dining Room, Bathroom and Lounge.

BEDROOM 3

10' 0" x 10' 11" (3.05m x 3.347m), with UPVC window to the front aspect, radiator and fitted cupboard.

DINING ROOM

9' 5" x 11' 4" (2.89m x 3.47m), with UPVC window to the side aspect, radiator, fitted cupboard and door to the Study.

STUDY

5' 4" x 6' 9" (1.63m x 2.08m), with windows to the rear and side aspects, radiator, wooden panelling to the walls and door to the WC.

WC

With WC, wash hand basin and window to the rear aspect.

BATHROOM

6' 5" x 6' 0" (1.97m x 1.83 m), with suite comprising of bath with shower over, WC and wash hand basin, chrome towel radiator and window to the Rear Porch.



LOUNGE

13' 10" x 12' 7" (4.24m x 3.84m), with UPVC windows to the front and side aspects with radiators below, fireplace and door to the Kitchen.

KITCHEN

7' 5" x 12' 7" (2.28m x 3.84m), with UPVC window to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral oven, four ring gas hob with extraction above, spaces for a fridge and dishwasher, wall-mounted cupboards with complementary tiling below leading into the Breakfast Room.



BREAKFAST AREA

6' 0" x 8' 2" (1.83m x 2.50m), with UPVC window to the rear aspect.

REAR PORCH

6' 0" x 6' 3" (1.83m x 1.93m), with Velux window to the ceiling, window and door to the rear aspect, window to the Breakfast Room and sliding door to the Utility Room.

UTILITY ROOM

6' 0" x 5' 4" (1.83m x 1.64m), with UPVC window to the rear aspect, gas central heating boiler and spaces for a washing machine and tumble dryer.



LANDING

With windows and Velux to the front aspect, doors to two Bedrooms and a fitted cupboard.



BEDROOM 1

11' 10" x 12' 3" (3.61m x 3.74m), with UPVC window to the side aspect, fitted cupboard, radiator and wash hand basin.

BEDROOM 2

11' 11" x 11' 5" (3.64m x 3.49m), with UPVC window to the side aspect, radiator and wash hand basin in vanity cupboard.

GARAGE

20' 4" x 10' 8" (6.20m x 3.27m), with up and over door to the front aspect, window and door to the rear aspect, power and lighting.

CONSERVATORY

13' 10" x 9' 10" (4.24m x 3.02m), with UPVC windows and double doors to the rear and side aspects, UPVC window and door to the front aspect, power and lighting.

SHED

9' 10" x 15' 10" (3.00m x 4.85m), with windows and doors to the front and side aspects, power and lighting.

OUTSIDE

To the front of the property there is an extensive driveway providing off-street parking and giving vehicular access to the Garage, flowerbeds, mature shrubs and trees. To the side of the property there is a lawned garden, paved areas and flowerbeds. To the rear of the property there are paved seating areas giving access to the property and the Conservatory, lawned garden, raised flowerbeds, mature shrubs and trees.



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

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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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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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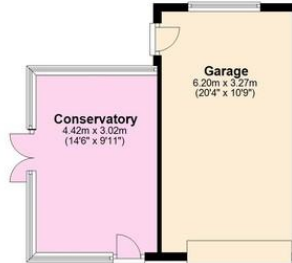
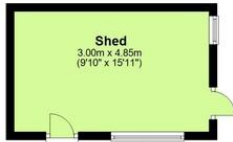
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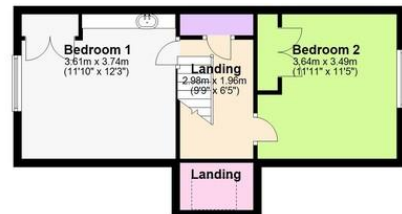




Ground Floor
Approx. 150.7 sq. metres (1407.0 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 167.0 sq. metres (1797.1 sq. feet)
For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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