



**18 Church Lane, Reepham,**  
**Lincoln, LN3 4DQ**



**Book a Viewing!**

**£499,950**

Situated in a beautiful tucked away position close to the heart of the village of Reepham, this immaculate 4 bedroom detached cottage with fully refurbished and spacious accommodation comprising of Hall, Lounge, Sitting Room, Farmhouse Style Kitchen/Dining Room, Garden Room, Utility Room, Cloakroom/WC, First Floor Landing, four Bedrooms, Master En-Suite Shower Room and Family Bathroom. Outside is a driveway, larger than average garage and established well-maintained front, side and rear gardens. The property has been refurbished to a high standard, whilst retaining many character features. Early viewing is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

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

#### **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.







#### HALL

With tiled flooring and radiator.

#### UTILITY ROOM

7' 9" x 6' 0" (2.37m x 1.83m) With storage cupboards and hanging space, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks and flooring and double glazed window to the front aspect.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, part tiled walls, radiator and double glazed window to the side aspect.



#### LOUNGE

11' 11" x 13' 7" (3.64m x 4.15m) With log burner set within a feature fireplace with exposed beam and brickwork, radiator, feature ceiling beams and two double glazed windows to the front aspect.

#### SITTING ROOM

13' 7" x 9' 11" (4.15m x 3.04m) With double sided stone fireplace with cast iron solid fuel wood burner, radiator, understairs storage cupboard, staircase to the first floor, feature ceiling beams and double glazed bay window to the rear aspect.



#### KITCHEN DINER

29' 9" x 9' 10" (9.07m x 3.00m) Kitchen area fitted with a range of wall and base units with work surfaces over, Belfast sink with mixer tap over, integrated dishwasher and fridge freezer, space for Range cooker, tiled flooring and splashbacks, two double glazed windows to the side aspect and spotlights. The dining area has solid oak wooden flooring, double sided Inglenook fireplace with cast iron solid fuel wood burner, single glazed bifold doors onto the garden room, feature ceiling beams and two radiators.

#### GARDEN ROOM

12' 9" x 8' 11" (3.91m x 2.73m) With double glazed French doors to the garden, two Velux windows, tiled flooring and radiator.



#### FIRST FLOOR LANDING

With double glazed window to the side aspect, two radiators, spotlights and ceiling beams.

#### BEDROOM 1

14' 9" x 9' 11" (4.52m x 3.03m) With double glazed window to the side aspect, spotlights and radiator.





#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, tiled splashbacks and flooring, spotlights and Velux window.

#### BEDROOM 2

13' 7" x 7' 7" (4.16m x 2.32m) With two double glazed windows to the front aspect and radiator.

#### BEDROOM 3

9' 11" x 9' 11" (3.03m x 3.03m) With two double glazed windows to the front aspect, double glazed window to the side aspect and radiator.



#### BEDROOM 4

10' 11" x 9' 10" (3.33m x 3.01m) With double glazed window to the front aspect, internal decorative stained glass window, wooden flooring and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks and flooring, spotlights and double glazed window to the side aspect.



#### OUTSIDE

To the front of the property there is a garden stocked with mature shrubs and flowers and a driveway providing off street parking and access to the larger than average garage. To the side and rear aspect there are mature enclosed gardens laid mainly to lawn with raised patio seating area, mature shrubs and well stocked borders, fruit trees, decorative pond area, covered seating area and potting shed.

#### GARAGE

15' 11 (max)" x 15' 3 (max)" (4.85m x 4.65m) With electric roller door to the front aspect, personal door to the rear aspect, light and power.







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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.

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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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#### 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 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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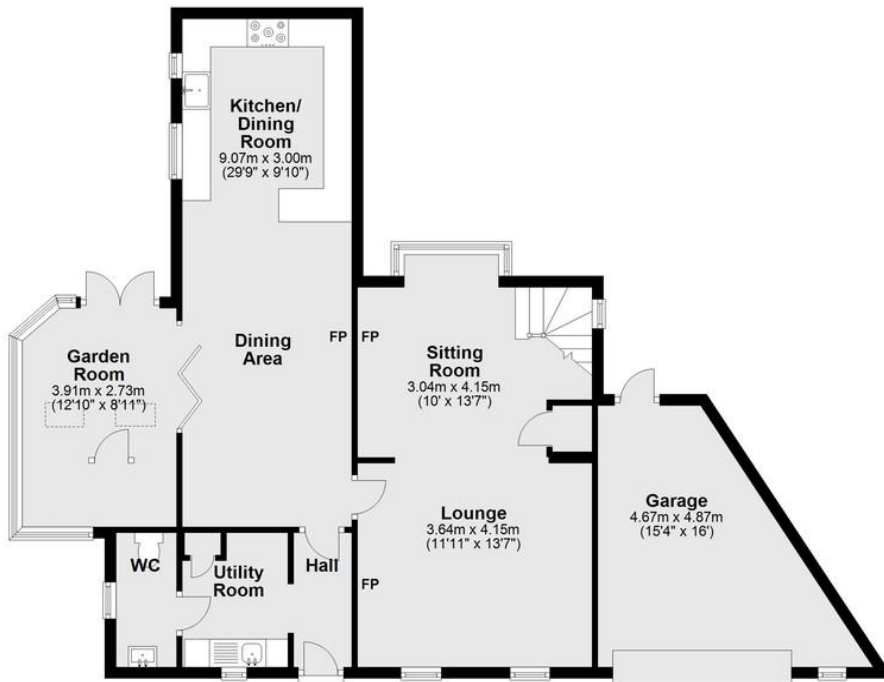
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### Ground Floor

Approx. 93.8 sq. metres (1010.0 sq. feet)



### First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 156.9 sq. metres (1688.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



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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.

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