



## 14 Kennel Lane

Reepham, Lincoln, LN3 4DY



Book a Viewing!

**£375,000**

Situated on a fantastic mature plot in the village of Reepham, a spacious 2/3 bedroom detached dormer bungalow with accommodation comprising of Porch, Hall, Lounge, Dining Room/Bedroom 3, Kitchen, Pantry, Rear Porch, ground floor Bathroom and First Floor Landing leading to two double Bedrooms and Cloakroom/WC. The property sits on a plot of approximately 0.65 acres (STS) alongside the village stream with mature gardens, single garage, workshop, outside WC, and garden room. Viewing of the property is essential to appreciate the potential and plot on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**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.



**PORCH**

8' 1" x 5' 6" (2.48m x 1.68m) With double glazed sliding door to the front aspect, two double glazed windows to the side aspect and tiled flooring.

**HALL**

With staircase to the first floor, airing cupboard, understairs storage cupboard and radiator.

**LOUNGE**

17' 9" x 13' 10" (5.43m x 4.24m) With double glazed bay window to the front aspect, double glazed sliding patio door to the garden and double glazed window to the side aspect, electric fire set within a feature stone fireplace and radiator.



**DINING ROOM/BEDROOM 3**

13' 3" x 12' 1" (4.04m x 3.69m) With double glazed window to the front and side aspects and radiator.

**KITCHEN**

15' 2" x 10' 4" (4.63m x 3.16m) Fitted with a range of wall and base units with work surfaces over, twin stainless steel sink with side drainer and mixer tap over, space for cooker, tiled splashbacks, radiator and double glazed window to the side and rear aspect.

**PANTRY**

With window to the side aspect, tiled flooring and storage shelving.

**REAR PORCH**

With double glazed window to the front, side and rear aspects, door to the rear garden and cupboard housing the gas fired central heating boiler.



**BATHROOM**

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls, radiator and double glazed bay window to the rear aspect.

**FIRST FLOOR LANDING**

With a range of fitted storage cupboards and double glazed window to the rear aspect.

**BEDROOM 1**

15' 3" x 11' 10" (4.66m x 3.62m) With double glazed window to the side aspect, eaves storage, fitted wardrobe and radiator.

**BEDROOM 2**

13' 10" x 11' 10" (4.24m x 3.62m) With double glazed window to the side aspect, fitted wardrobe and radiator.



**CLOAKROOM/WC**

With close coupled WC, pedestal wash hand basin and loft access point.



## OUTSIDE

The property sits in grounds of approximately 0.65 acres (STS) with the village stream running alongside the garden. The front garden is laid mainly to lawn with driveway providing off street parking for multiple vehicles and access to the garage. To the side aspect there is a patio area overlooking the stream. To the rear of the property there are extensive gardens laid mainly to lawn with patio seating area, summer house, brick outbuilding and numerous sheds.

## GARAGE

14' 0" x 7' 9" (4.29m x 2.38m) With up and over door to the front aspect and personal door to the rear aspect.

## WORKSHOP

13' 5" x 8' 2" (4.11m x 2.50m) With a range of storage cupboards, two windows to the side aspect, wall mounted wash hand basin, light and power.

## OUTSIDE WC

With close coupled WC and window to the front aspect.

## GARDEN ROOM

11' 10" x 7' 6" (3.61m x 2.31m) With double glazed French doors to the front aspect, tiled flooring and power.



### 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

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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

Sole & Bertridge, Progress Law LLP Barlow and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Cleanings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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

### BUYING YOUR HOME

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 Spivey MRICS.

### GETTING AN 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

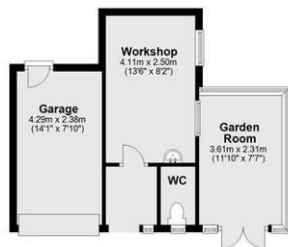
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

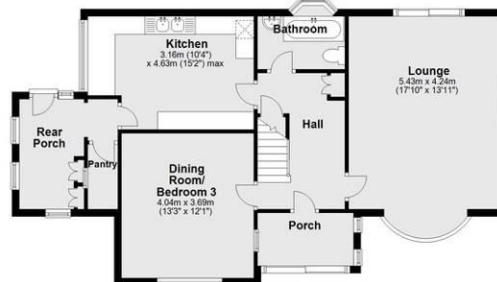
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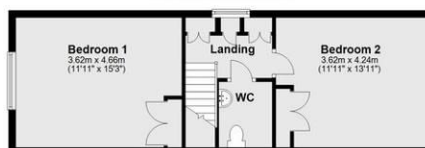
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**Ground Floor**  
Approx. 114.1 sq. metres (1228.7 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.1 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

