



36 Manor Rise, Reepham, Lincoln, LN3 4GA



Book a Viewing!

£400,000

Situated in the popular village of Reepham to the East of the Cathedral City of Lincoln, an executive four bedroom detached house with spacious living accommodation comprising of Hall, Cloakroom/WC, Lounge, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility Room, Study and a First Floor Galleried Landing leading to four Bedrooms, the master having a Dressing Room and En-suite Shower Room and a Family Bathroom. Outside there are gardens to the front, side and rear, a block paved driveway and a double garage. Viewing of this property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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.



ACCOMMODATION

HALL

With staircase to the first floor, under stairs storage cupboard, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring, tiled splashbacks and radiator.

LOUNGE

22' 4" x 11' 10" (6.83m x 3.63m) With gas fire set within decorative fire surround, double glazed bay window to the front aspect, double glazed French doors to the conservatory and two radiators.



CONSERVATORY

12' 1" x 8' 9" (3.70m x 2.69m) With French doors to the rear garden, ceiling fan and tiled flooring.

DINING ROOM

12' 0" x 9' 4" (3.67m x 2.86m) With double glazed bay window to the rear aspect and radiator.

KITCHEN/BREAKFAST ROOM

16' 7" x 11' 2" (5.06m x 3.41m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer, space for dishwasher, tiled splashbacks, tiled flooring, radiator and double glazed windows to the side and rear aspects.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splashbacks, tiled flooring and door to the side.

STUDY

9' 5" x 7' 4" (2.88m x 2.26m) With double glazed window to the side aspect and radiator.



GALLERIED LANDING

With airing cupboard, radiator and double glazed window to the front aspect.

BEDROOM 1

12' 2" x 12' 0" (3.73m x 3.66m) With fitted wardrobes, radiator and double glazed window to the rear aspect.

DRESSING ROOM

8' 2" x 4' 3" (2.49m x 1.30m) With fitted wardrobes, radiator and double glazed window to the rear aspect.



EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 2" x 11' 1" (3.41m x 3.39m) With fitted wardrobes, radiator and double glazed window to the rear aspect.

BEDROOM 3

10' 11" x 9' 3" (3.35m x 2.82m) With radiator and double glazed bay window to the front aspect.

BEDROOM 4

11' 2" x 6' 10" (3.41m x 2.09m) With radiator and double glazed window to the front aspect.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, partly tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front, light and power. The property has gardens to the side and rear laid mainly to lawn with patio seating area, mature shrubs and a garden shed.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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 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 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

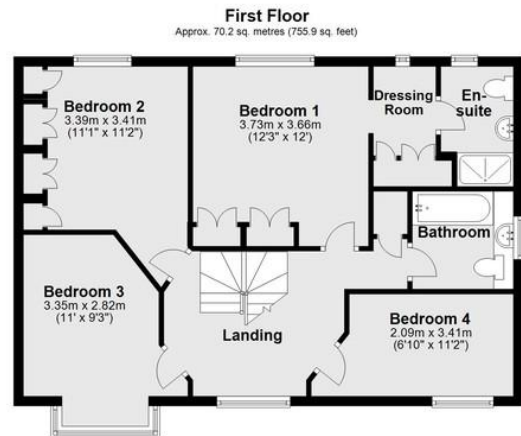
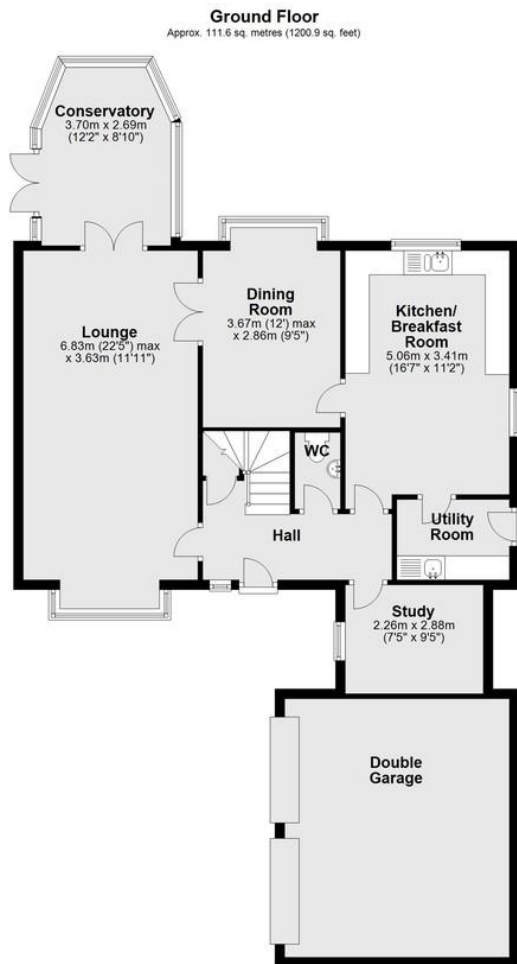
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Total area: approx. 181.8 sq. metres (1956.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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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