



Arkle House, 52 High Street

Reepham, Lincoln, LN3 4DP



Book a Viewing!

£375,000

A deceptively spacious three-bedroom detached family home set on a generous corner plot, positioned back from the road in this sought-after village location. The property is within walking distance of the village centre and the local primary school. The home sits within its own grounds, featuring a generous front garden and a gated driveway providing ample off-road parking, which also gives access to a large double garage—offering potential for conversion. The rear garden is low maintenance, with a variety of seating areas, raised planters and an additional outbuilding. Internally, the property has been tastefully updated by the current owner and is beautifully presented throughout. The accommodation comprises an Entrance Hallway with a downstairs WC, a Lounge with a bay window overlooking the front garden, a Kitchen Diner and a Utility Room with access to the rear. The First Floor Landing leads to three Bedrooms and a good sized Family Bathroom. Viewing is highly recommended.





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.

ACCOMMODATION

ENTRANCE HALL

With UPVC triple glazed window, composite external door and stairs leading to the first floor.



WC

With laminate flooring, low-level WC with built-in wash hand basin and UPVC triple glazed window.

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m) With UPVC triple glazed bay window and radiator.

KITCHEN/DINER

14' 11" x 10' 5" (4.55m x 3.18m) With two UPVC triple glazed windows, tiled flooring, a fitted range of wall, base units and drawers with work surfaces over, a tiled splashback, composite sink and drainer, integrated oven, four-ring induction hob with extractor fan over, spotlighting and a radiator.



UTILITY ROOM

6' 11" x 6' 5" (2.11m x 1.96m) With UPVC triple glazed window and external door, tiled flooring, work surface with plumbing and spaces for a washing machine and tumble dryer below, space for fridge freezer and radiator.

FIRST FLOOR LANDING

With UPVC triple glazed window.

BEDROOM 1

11' 11" x 11' 3" (3.63m x 3.43m) With UPVC triple glazed window and radiator.

BEDROOM 2

11' 3" x 10' 5" (3.43m x 3.18m) With UPVC triple glazed window, radiator and an airing cupboard housing the hot water cylinder.



BEDROOM 3

10' 2" x 7' 8" (3.1m x 2.34m) With two UPVC triple glazed windows and radiator.

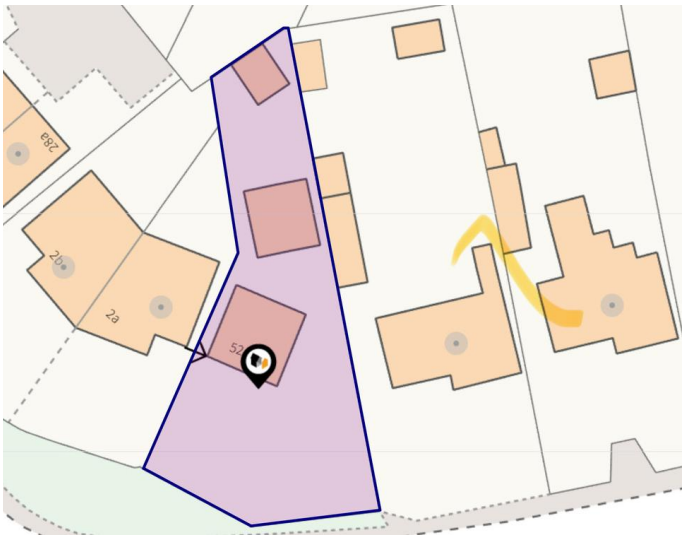
FAMILY BATHROOM

10' 0" x 6' 11" (3.05m x 2.11m) With two UPVC triple glazed windows, LVT flooring, partly tiled walls, low-level WC, wash hand basin with cupboard space below and additional surface to the side, walk-in shower cubicle, bath, spotlighting, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a gated driveway providing ample off-road parking and giving access to a detached double garage. The front garden is generously sized with a variety of mature shrubs and trees. To the rear of the property, beyond the double garage, there is a low-maintenance garden with hardstanding seating areas, raised planters, and a detached timber outbuilding.



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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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 – HOW WE MAY REFER YOU TO
Sills & Butteridge, Ringrose Law LLP, Burton 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. Water and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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 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 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.

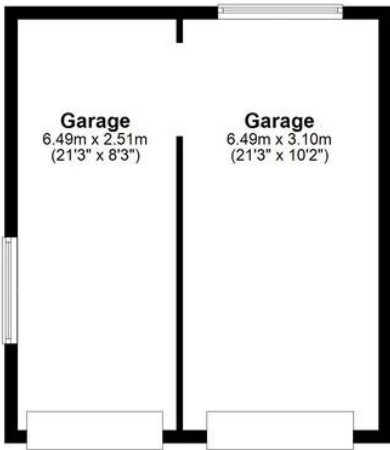
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- 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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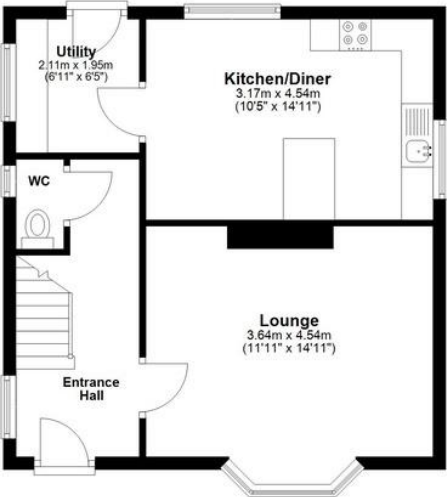
DOUBLE GARAGE

Approx. 37.0 sq. metres (398.8 sq. feet)



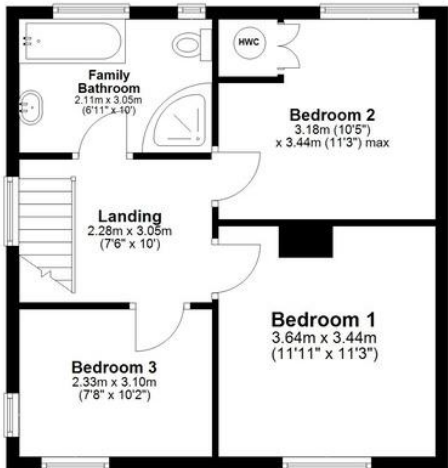
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 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 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.

