



## The Barn, 24a High Street, Reepham, Lincoln, LN3 4DP

**£675,000**

A superb opportunity to acquire a unique barn conversion with exquisite internal accommodation in a tucked away position in the centre of the village of Reepham. The property retains many of the original structures, features and charm, whilst incorporating modern and contemporary living. The well-proportioned accommodation comprises of large Reception Entrance Hall, Sitting Room, Lounge with mezzanine Study Area, impressive Kitchen Diner, Cloakroom/WC, Utility Room, Ground Floor Master Bedroom with En-Suite Shower Room, First Floor Landing, two further Bedrooms, one with Walk-in Wardrobe and En-Suite Shower Room and a superb modern Family Bathroom. Outside there is a fully enclosed wall garden and private grounds with formal lawned gardens, patio areas and a gravelled driveway with electric gates providing off-street parking for multiple vehicles and access to the detached Garage. Viewing of this delightful conversion is highly recommended to appreciate the high specification and versatile accommodation on offer.





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**SERVICES**

All mains services available. Gas central heating. Underfloor heating.

**EPC RATING — C**

**COUNCIL TAX BAND — E**

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

**TENURE** - Freehold.

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

**LOCATION**

The property is located within the Conservation Area of the beautiful village of Reepham, opposite the highly regarded Reepham C.E Primary School ([reepham.lincs.sch.uk](http://reepham.lincs.sch.uk)). Excellent transport links are available (just a short distance from the newly opened Lincoln Eastern Bypass) and being within close proximity to the historic Cathedral City of Lincoln with a full range of services and amenities on offer.







Reepham has a Post Office and General Store, Primary School, Public House and a Bus Service. Reepham is a short distance of the immediately neighbouring village of Cherry Willingham, with Doctors Surgery, Library, Supermarket, Public House and a Pharmacy.

### ACCOMMODATION

#### OPEN PLAN RECEPTION HALL

20' 4" x 19' 0" (6.22m x 5.81m), an impressive entrance with statement staircase to the First Floor, double glazed windows to the side and rear aspects, feature exposed stone wall, storage cupboards, spotlights and engineered oak flooring with underfloor heating.



#### SITTING ROOM

16' 0" x 9' 11" (4.9m x 3.03m), with double glazed Bi-fold doors onto a sunken tiled patio area, two Velux windows, vaulted ceiling with exposed beams and engineered oak flooring with underfloor heating.

#### LOUNGE

17' 2" x 11' 11" (5.25m x 3.64m), with two double glazed windows to the front aspect, two Velux windows, vaulted ceiling with exposed beams, feature exposed brick wall, fixed ladder access to the mezzanine floor, wooden flooring with underfloor heating and wiring for 5.1 channel surround sound.



#### MEZZANINE/STUDY

Accessed via fixed ladder in the Lounge, currently used as a Study Area, with double glazed window to the rear aspect, vaulted ceiling with exposed beams, feature exposed stone wall and spotlights.

#### KITCHEN DINER

25' 4" x 13' 5" (7.74m x 4.11m), fitted with a stylish range of wall, base and drawer units with work surfaces over, central island, twin undermount stainless steel sink with mixer tap over, eye-level double electric oven and microwave, electric five ring induction hob with extractor fan over, integral dishwasher, fridge, freezer, tiled flooring with underfloor heating, spotlights, downlighters, under counter lights, impressive roof lantern, feature exposed stone wall and double glazed sliding door to the front aspect.



#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, spotlights and tiled flooring with underfloor heating.

#### UTILITY ROOM

With fitted storage cupboards, spaces for a washing machine and tumble dryer, gas-fired central heating boiler, spotlights and tiled flooring with underfloor heating.



#### **BEDROOM 1**

14' 4" x 9' 7" (4.39m x 2.94m), with double glazed windows to the front and side aspects, triple wardrobe, spotlights and underfloor heating.

#### **EN-SUITE SHOWER ROOM**

Fitted with a three piece suite comprising of walk-in shower, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, underfloor heating, spotlights and double glazed window to the side aspect.

#### **FIRST FLOOR LANDING**

With double glazed window to the side aspect.



#### **BEDROOM 2**

14' 2" x 9' 8" (4.32m x 2.96m), with double glazed door with Juliet balcony and windows to the front aspect, walk-in wardrobe, vaulted ceiling with exposed beams, spotlights and radiator.

#### **EN SUITE SHOWER ROOM**

Fitted with a three piece suite comprising of walk-in shower, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, chrome towel radiator, spotlights and Velux window to the side aspect.

#### **BEDROOM 3**

14' 5" x 9' 11" (4.40m x 3.03m), with double glazed window to the rear aspect, two Velux windows to the side aspect, range of fitted wardrobes, vaulted ceiling with exposed beams, spotlights and radiator.



#### **BATHROOM**

Fitted with a three piece suite comprising of freestanding roll top bath tub, wash hand basin in a vanity unit and close coupled WC, double storage cupboard, chrome towel radiator, spotlights and two Velux windows.

#### **OUTSIDE**

The property sits in a tucked away position on enclosed and private grounds with formal lawned gardens with mature borders, patio area, a sunken tiled seating area accessed from the sitting room with steps to the lawn and a gravelled driveway with electric gates providing off-street parking for multiple vehicles and access to the larger than average detached Garage with an electric roller door.







#### WEBSITE

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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.

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Total area: approx. 204.0 sq. metres (2195.4 sq. feet)

**29 – 30 Silver Street**  
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