



Water House

Goulceby

M A S O N S
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Water House

Watery Lane, Goulceby, LN11 9UR



Newly renovated detached bungalow

Prime Wolds Village

3 Bedrooms

Lounge Diner

Newly fitted kitchen

Conservatory

Driveway and garage

Large gardens needing tlc

A superbly renovated three-bedroom bungalow, set in the sought-after Wolds village of Goulceby, close to the local pub and quietly positioned on a generous plot along a peaceful lane.

The bungalow has been extensively modernised internally and simply awaits the buyer's personal touch to landscape the gardens. The accommodation includes a spacious entrance hall, L-shaped lounge diner with multi-fuel stove, newly fitted kitchen with integrated appliances, two rear-facing double bedrooms, and a third room ideal as a study, dining room, or occasional bedroom, with double patio doors leading into the conservatory overlooking the rear garden. Integral garage, ample driveway parking, and wrap-around gardens.

The property has just had a refurbishment internally, comprising new kitchen, complete redecoration, new internal and external doors, along with built-in storage cupboards and wardrobes, new carpets and multi-fuel burner. There is also a recently installed oil-fired boiler and recently installed modern septic tank system. The property has uPVC windows throughout and is positioned on a larger than average plot for a property of this size.

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Composite front entrance door into spacious hall with newly installed internal doors, built-in cupboards to side and access to roof. The lounge diner is a spacious L-shaped room with windows to two aspects including a good-size bay window. Recently installed multi-fuel burner with stone hearth and tiled backing, carpeted floor and smart, recently installed storage units to one end. The kitchen is positioned to the side and is newly installed, having sage green base and wall units in Shaker style with wood-effect worktops, composite one and a half bowl sink, built-in electric oven and hob with extractor above and built-in fridge/freezer. Open storage area to one side, space and plumbing for washing machine and a fully-glazed door to rear garden.







Bedroom 1 is a spacious double with recently installed grey wardrobes with matching side tables, carpeted floor and window overlooking the garden, while bedroom 2 is a further double bedroom with window to rear. Bedroom 3 is currently used as a study but would make a bedroom or dining room if required, with double patio doors opening into the large conservatory with solid roof and windows all round, overlooking the garden and patio, with lighting and electrics provided.

Shower room with a modern suite comprising low-level WC, wash hand basin and walk-in shower with glazed screen to side, thermostatic mixer, frosted window and marble-effect panelling to walls.

The garage to the side has an up and over door with lighting and electrics within and also houses the electricity consumer unit.





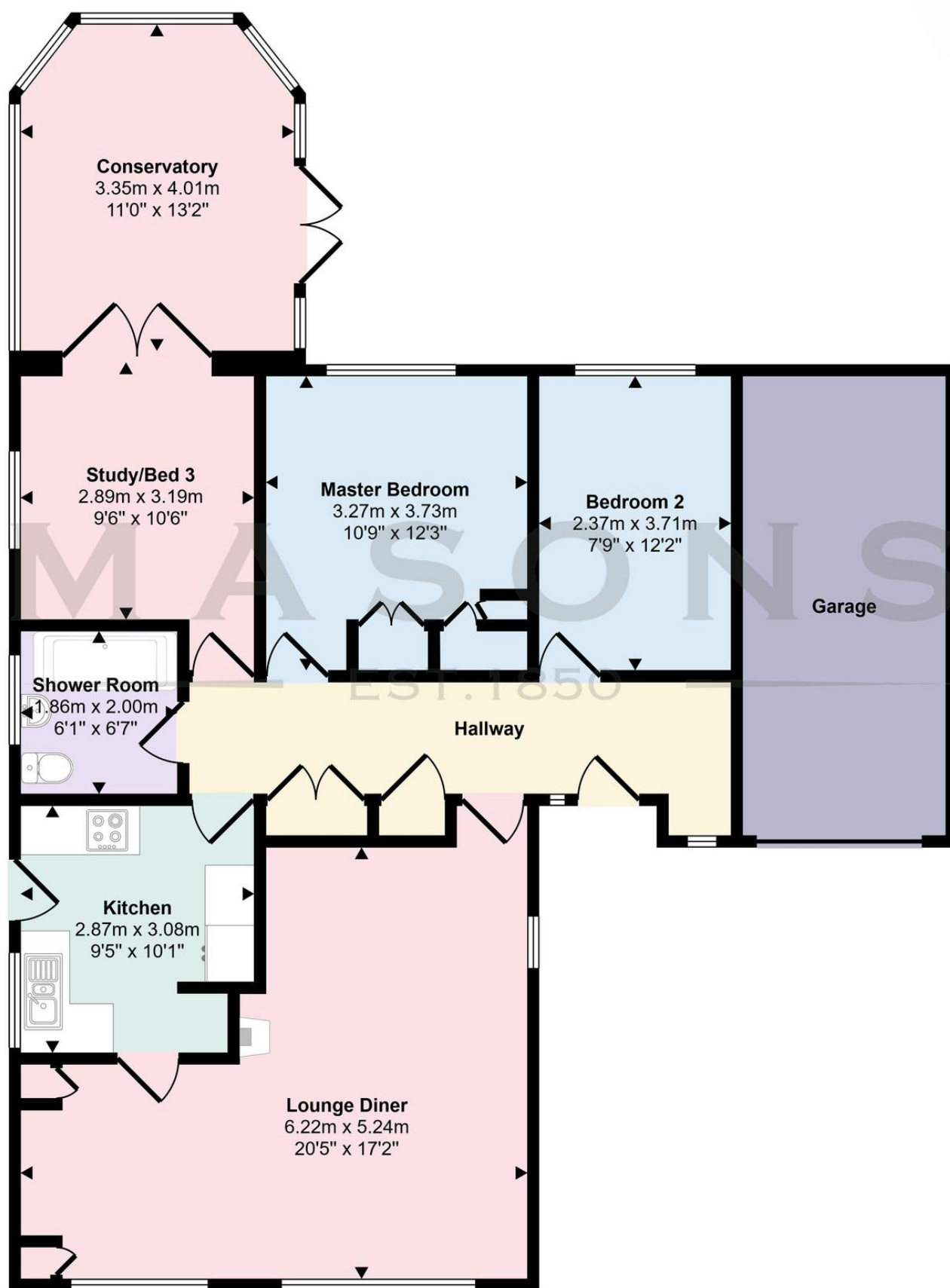
Outside

The property is approached by a large, gravel driveway providing parking for multiple vehicles leading to the garage. Fenced and hedged boundaries and gated access down the side. The gardens require landscaping and new paving. To the left-hand side there is a large, grassed area housing the oil boiler and storage tank, also having a paved path leading to the large timber garden shed. A path leads around to the rear, to the patio garden, providing a peaceful space to relax with wooded area to the rear of the garden and overlooking a delightful pond beyond the property.





Approx Gross Internal Area
112 sq m / 1202 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Goulceby

Hidden gem in the Wolds

Goulceby is a highly regarded country village positioned in the Lincolnshire Wolds Area of Outstanding Natural Beauty and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (9, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance, whilst the Lincolnshire coast is a similar distance to the east. Goulceby has The Three Horseshoes country pub which incorporates a village shop, camping site and pub food. Just three miles away is the neighbouring village of Donington-on-Bain with post office and shops. The Black Horse country pub with restaurant, primary school and access to The Viking Way which passes through the scenic Wolds countryside for miles. The area has many other attractive country walks and bridleways.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	33 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///vegans.cleanest.thousands

Directions

From the centre of Goulceby on Main Road, travel north over the bridge and continue north along Watery Lane and the bungalow will shortly be found on the right-hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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