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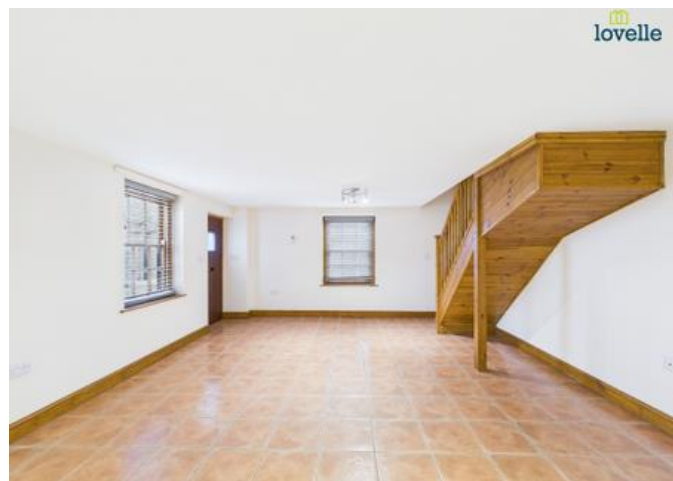


High Street, Reepham, LN3 4DP



When it comes to
property it must be


lovelle



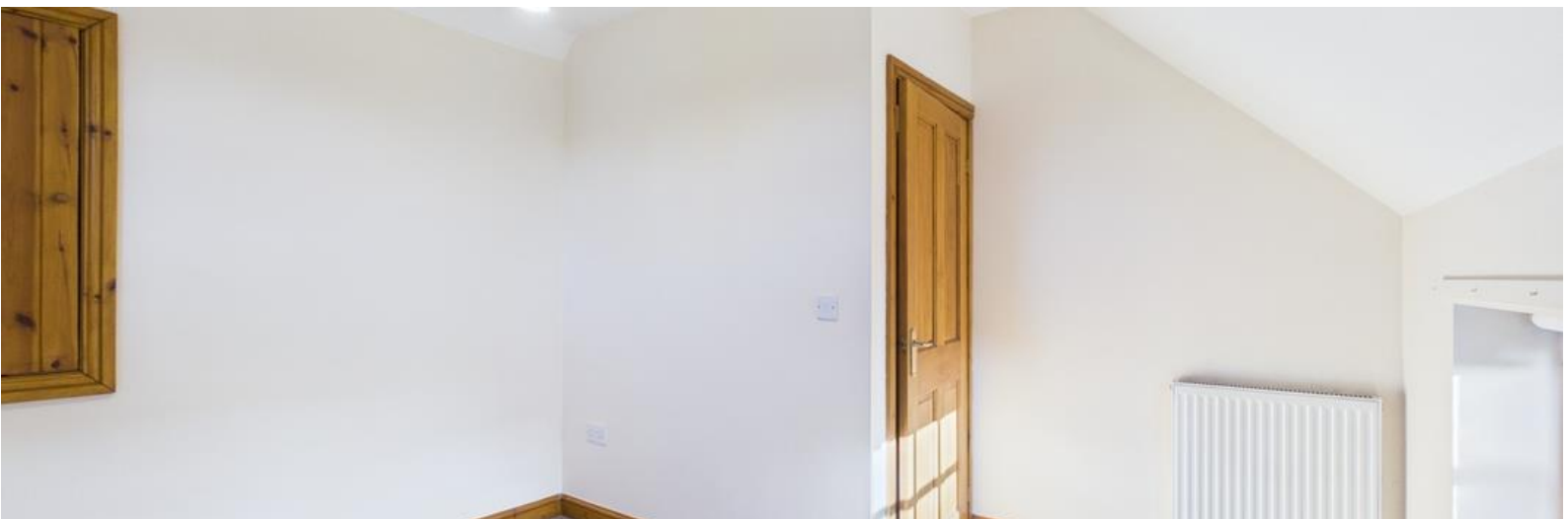
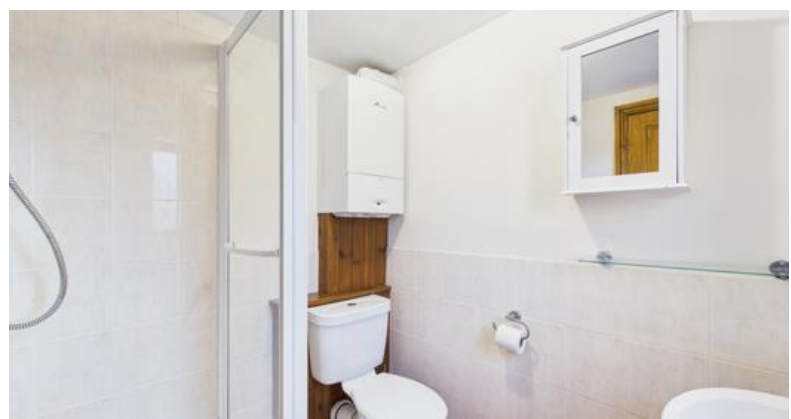
Asking Price: £220,000



Located in the heart of Reepham village, this charming 2-bedroom semi-detached cottage offers a spacious open-plan living/dining room, an adjoining kitchen, a ground floor bathroom, and two double bedrooms upstairs with a separate WC. Full of character and natural light, the property is ideally situated close to local amenities and just a short drive from Lincoln city centre—perfect for first-time buyers or anyone seeking a peaceful village lifestyle.

Key Features

- Characterful 2-bedroom semi-detached cottage
- Open plan kitchen-diner & living room
- Desirable village location
- First floor WC
- Ground floor family bathroom
- 2 double bedrooms
- EPC Rating: C
- Tenure: Freehold





Introduction

Situated in the heart of the desirable village of Reepham, this characterful 2-bedroom semi-detached home offers spacious and comfortable living in a fantastic location.

The property features a generous open-plan living and dining room full of natural light and charm—perfect for relaxing or entertaining. An adjoining kitchen sits just off the dining area, with plenty of potential to personalise, and a family bathroom. Upstairs, you'll find two well-proportioned double bedrooms, and a separate WC for added convenience.

With its traditional features, well-balanced layout, and village setting, this home offers the perfect blend of charm and practicality. Located on the High Street in Reepham (LN3 4DP), you're within easy reach of local amenities, transport links, and the surrounding countryside—while being just a short drive from Lincoln city centre.

This property is ideal for first-time buyers, small families, or anyone looking for a peaceful village lifestyle with character.

Ground Floor

Living / Dining Room

6.86m x 4.29m (22'6" x 14'1")

Tiled flooring, double glazed windows to side and front aspects, staircase, underfloor heating, and door leading to front aspect.

Kitchen

2m x 2.42m (6'7" x 7'11")

Fitted base and wall units, integrated oven and sink. Stainless steel extractor canopy, tiled splashback, underfloor heating, and doors leading to bathroom and side aspect.

Bathroom

1.98m x 1.69m (6'6" x 5'6")

Tiled flooring, shower, low level WC, pedestal wash basin, underfloor heating tiled walls, double glazed window to side aspect.

First Floor

Landing

0.86m x 1.9m (2'10" x 6'2")

Carpet, doors leading to all bedrooms and WC, as well as the staircase.

Bedroom 1

2.43m x 4.3m (8'0" x 14'1")

Spacious double bedroom with double glazed window to front aspect, and radiator.

Bedroom 2

2.35m x 3.3m (7'8" x 10'10")

Spacious double bedroom with double glazed windows to front aspect and side aspect, over stairs storage, and radiator.

WC

0.86m x 1.56m (2'10" x 5'1")

Low level WC, wash basin, tiled splashback, tiled flooring, radiator, and wooden door.

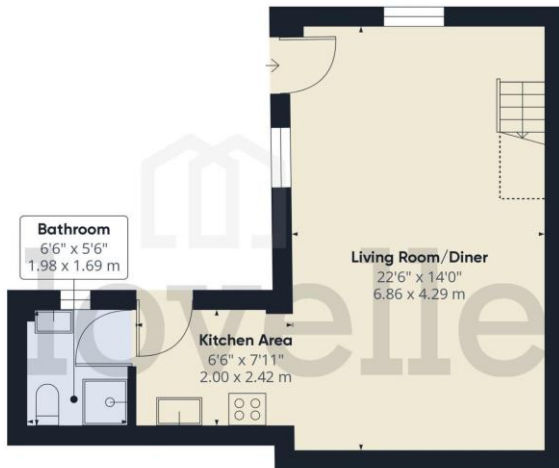
Agent Notes

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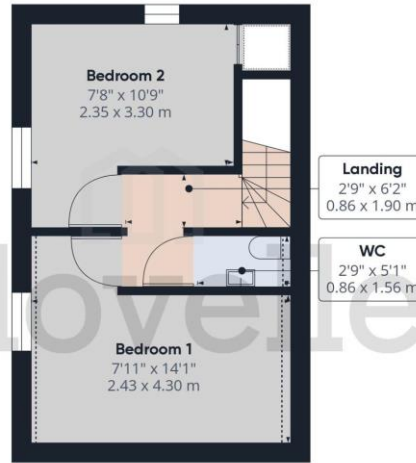
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor



Floor 1

Approximate total area[®]

673.51 ft²
62.57 m²

Reduced headroom

24.9 ft²
2.31 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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