



## Lyndon Lea

This lovely detached bungalow enjoys a great position on a country lane in the village of Benington and has the benefit of overlooking neighbouring fields to both the front and the rear. It is also set well-back from the road, so enjoys a generous front garden with plenty of parking and space for a caravan or motorhome.

Clearly well maintained over the years, the property feels larger than it may appear from the front and features two double-bedrooms with the former third bedroom having been converted into an en-suite shower room for the master bedroom. In addition to the lounge and dining kitchen there is also rear lobby/utility with a handy door to the garage.

Outside, the attractive rear garden has been bordered with low fencing to take full advantage of the open views and also features an outdoor spa room with hot-tub which could be included in the asking price.

- Two Double Bedroom Detached Bungalow
- Secluded Gardens and Open Views To Front and Rear
- Generous Parking & Garage
- En-suite Shower Room and Bathroom
- Sought-after Village Lane Location
- Spa Room With Hot Tub (negotiable)
- Tenure: Freehold. EPC 'F 37'. Oil-Fired Central Heating. Council Tax 'C'.







**Entrance** via a canopy porch and part-glazed and leaded effect door into the **Entrance Hall** - Having radiator, Karndean flooring, airing cupboard with shelving and radiator. Doors are arranged off the hall to:

**Lounge 5.35m x 3.76m** – The spacious lounge overlooks the front garden and has two wall lights and a feature fireplace with marble style insert and electric fire.

**Kitchen 4.78m x 3.54m red. to 2.21m** - The kitchen overlooks the extensive rear garden neighbouring open fields and comprises a range of fitted cupboard and drawer units to both base and eye level, all complimented with work surfaces over and with an inset one-and-a-half bowl sink/drainers with mixer tap. The kitchen also features an integral four ring Zanussi, an integral oven and two integral wine racks. Space and plumbing for slimline dishwasher, tiling as appropriate and door the side entrance/utility.

**Utility 2.45m x 1.15m** – uPVC external door to the garden, uPVC windows, space for washing machine and door to the integral garage.

**Garage 4.99m x 3.04m** – The garage has up/over door, power, lighting, fitted cupboards, space for tumble dryer and floor-mounted oil-fired central heating boiler.

**Bathroom** – The bathroom comprises a suite of ‘p’ shape bath with centrally mounted fittings, shower and shower screen, a pedestal hand basin and low-level WC. Heated towel rail, wall tiling and tiled floor.

**Master Bedroom 3.42m x 2.80m** – The master bedroom has uPVC window overlooking the rear garden, radiator and door to the en-suite shower room.

**En-suite:** The en-suite comprises a modern white suite of low profile WC, vanity basin with mixer tap and cupboard below and a tiled shower enclosure with Triton shower. Tiling as appropriate and a heated towel rail.

**Bedroom Two 3.88m x 3.66m** – Also a generous double, bedroom two enjoys a double aspect with uPVC window overlooking the front garden and a further uPVC window to the side.

## Outside

The property is approached over an extensive driveway with ample parking for several vehicles. The driveway leads up the **Integral Garage** and to an additional block-paved area for caravan or motorhome parking.

Being bordered with established hedging, the attractive front garden enjoys considerable screening from the road and has been laid to lawn, edged with flowers and shrubs.

A footpath extends to the canopied front entrance and alongside the property to the side entrance the rear garden.

The rear of the property combines a patio seating area overlooking the neighbouring fields and a lawn with a bedded border of plants, shrubs and flowers. There is also a cold water tap and spa room with a hot tub which could be included in the asking price of the property.









**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU  
T| 01205 336122  
E| sales@fairweather-estateagents.co.uk

