



Gorse Hill Bungalow  
Wellingore, Lincoln

**BROWN & CO** JH Walter







## Gorse Hill Bungalow, Gorse Hill Lane, Wellingore, Lincoln, LN5 0BY

A detached bungalow which has been extended, remodelled and fully renovated to a very high standard throughout by the current sellers and sits in a generous plot of around 0.6 acres.

The property comprises of two reception rooms, stunning open-plan living kitchen with bi-folding doors, dining room, large master bedroom with en-suite, two further double bedrooms with en-suites and a fourth bedroom.

Outside to the front the property is accessed by two driveways providing plenty of parking. To the rear is a generous lawned garden with patio and decking areas which enjoy open countryside views. There is also two ponds with a filter room and a couple of barns providing useful storage space.



### ACCOMMODATION

#### Reception One

Double glazed floor to ceiling window, gas fire with decorative surround and mantle over, panelled walls, radiator.

#### Reception Two

Double glazed windows and French doors to front, fireplace, panelled walls, radiator.

#### Living Kitchen

Bi-folding doors to rear, sky lantern, media wall with fire and space for TV, tiled flooring, a range of matching base and eye level storage units with worktops, central island unit with fitted double sink, built in under counter fridge, built in dishwasher, integrated washing machine, space for rangemaster, large family sized upright freezer, radiator, opening into:

#### Dining Room / Bedroom Five

Floor to ceiling tilt & turn windows with access rear patio area, double glazed window to side, sky lantern, tiled flooring, radiator.

#### Bedroom One

Bi-folding doors to rear, sky lantern, fitted wardrobes, panelled walls, radiator.

#### En-Suite

Double glazed windows to rear, WC, free standing roll top bath tub, tiled flooring, panelled walls, radiator.

#### Bedroom Two

Double glazed window to front, radiator.

#### En-Suite

Shower cubicle, WC, wash basin, radiator.

#### Bedroom Three

Double glazed windows to side, fitted wardrobes, radiator.

#### En-Suite

Double glazed window to side, large walk in shower, pedestal wash basin, WC, heated towel rail.

#### Bedroom Four

Double glazed window to front, radiator.

#### Outside

To the front the property is accessed by two separate driveway providing parking for numerous vehicles.

To the rear are generous lawned gardens with beautiful open countryside views. There is a patio, and pleasant raised decking area which currently seats a hot-tub, two large fish ponds with their own filter room, and a large barn used for storage. There is a further barn in need of renovation and the two cabins currently on site are not included within the sale.

#### Agents Note

The sellers have been running a very successful glamping site from the property.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX

Band B

#### MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.







BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

GORSE HILL BUNGALOW  
GORSE HILL LANE  
WELLINGORE  
LINCOLN  
LN5 0BY

Energy rating  
**E**

Valid until:  
24 October 2034

Certificate number:  
9390-2315-2000-2924-1545

Property type  
Detached bungalow

Total floor area  
163 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	64 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



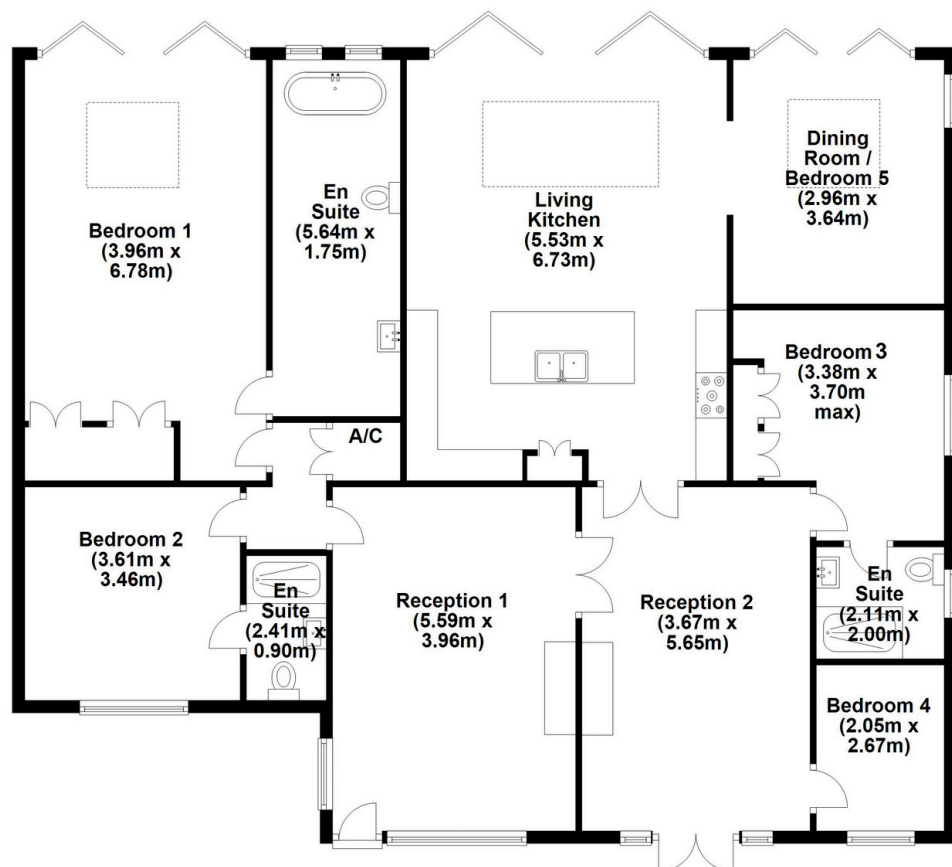








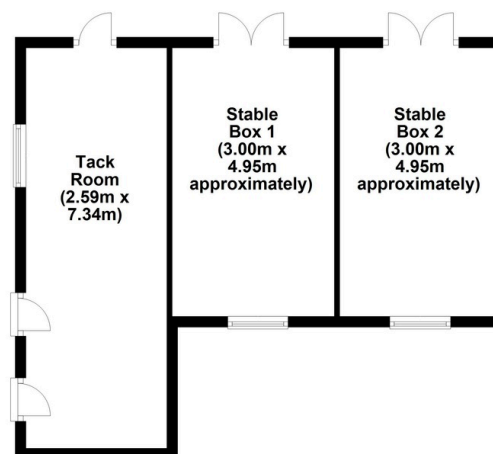
**Ground Floor**  
Approx. 173.3 sq. metres (1865.8 sq. feet)



Total area: approx. 173.3 sq. metres (1865.8 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

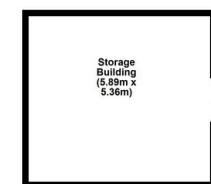
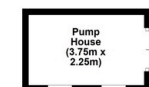
**Ground Floor**  
Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

**Ground Floor**  
Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 39.8 sq. metres (428.1 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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