



OXFORD
FAMILY ESTATES



Bryann, LN13 9JL

£295,000

- 3 double bedroom
- Separate workshop/office
- Battery Storage
- modern kitchen & bathroom
- Rural Location/Nice Gardens

- Integral Garage, electric door
- Fully owned solar panels
- EV Charging Point
- Oil central heating
- Lines open 8am-8pm (7 days)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Property Type: Detached House



Council Tax Band: C

Tenure: Freehold

This is a MUST VIEW property to appreciate the size & and rural location of this 3 double bedroom bungalow, brought to the market by OXFORD FAMILY ESTATES. Equipped with a modern kitchen and bathroom, large bright lounge and integral garage with remote electric door with internal access and Electric vehicle charging point. But the list doesn't stop there, as the property also benefits from Oil fired central heating, fully owned solar panels, with battery storage and a feed in tariff, as well as 13ft by 12ft brick built workshop! finished with beautiful gardens to the front, side and rear, the property strikes an amazing balance of scenic country views and privacy. BOOK YOUR VIEWING TODAY!

Entrance porch 1.33m x 1.55m (4'4" x 5'1")

Enter the property through the Upvc double glazed door into this useful little porch to hang coats and change shoes after those muddy countryside walks.

Kitchen Diner 4.09m x 4.80m max (13'5" x 15'8")

Lovely country kitchen diner enjoying dual aspect windows including views over the neighboring fields and farm yards. Modern finish, with a range of wall and base units in a matt buttercream colour. Currently laid out with 4 seater dining table.

With a Belling double electric cooker under extractor hood, composite sink, space and plumbing for washing machine, and tower fridge/freezer and Led ceiling lighting throughout.

Hallway

Long L-shaped hallway servicing all rooms.

Lounge 5.25m x 3.94m (17'2" x 12'11")

Large bright lounge with dual aspect Upvc double glazed windows to the rear and side elevations. Skirting radiator runs under the large rear window to better make use of the space available. Currently laid out with feature display/ book shelves.



Bedroom 1 3.18m x 3.95m (10'5" x 12'11")

Large double bedroom. Currently laid out with king-size bed and fitted up and over wardrobes. Radiator under Upvc double glazed window to the rear elevation.

Bedroom 2 3.21m x 3.95m max (10'6" x 12'11")

L-shaped double bedroom with two double fitted wardrobes for ample storage. Radiator under Upvc double glazed window to the rear elevation.

Bedroom 3 2.81m x 3.36m (9'2" x 11'0")

The double bedroom is currently laid out with a single bed as a nursery and built in wardrobes. Radiator under Upvc double glazed window to the front elevation.

Shower room 1.69m x 3.33m max(5'6" x 10'11")

Thermostatic mixer shower in walk in shower enclosure and heated towel rail. Wall mounted vanity unit sink and toilet. Mermaid boarded walls with laminate flooring. Airing cupboard housing electric immersion tank

Integral Garage 2.93m x 4.81m (9'7" x 15'9")

Internal door from the way with electric remote controlled up and over garage door. Boulter Camray 5 oil fired boiler. Consumer unit and photovoltaics.

Outbuilding/storage/workshop 4.22m x 3.74m (13'10" x 12'3")

Brick built with Upvc door and double glazed windows. Power and lighting and loft access. Really handy versatile space to use to requirement.

Outside

With a brick walled front garden & concrete drive up to the garage. Lawned and bordered front garden with pedestrian gate to the main door on the side. The main part of the garden is to the side of the bungalow, creating another garden and patio to the rear, enclosed with hedgerows and views over the surrounding countryside.

Summer house which has been recently re-roofed.

The property is on a septic tank, which we understand to conform to current regulations.

Solar panel and battery storage

Fully owned solar panels and battery storage fitted with feed in tariff from the m E.on. 18 years warranty remaining on the panels with 10 years left on the battery. Inverter for up to 3 batteries.

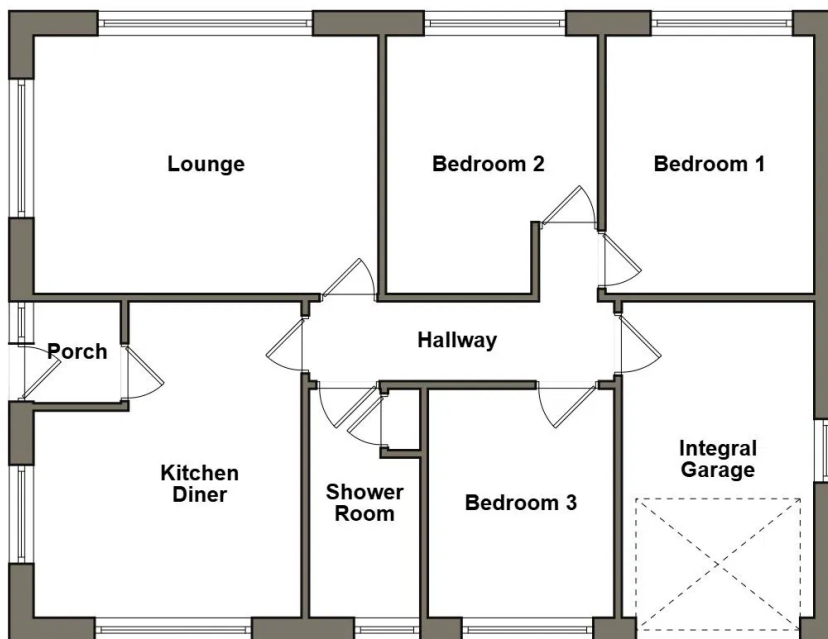
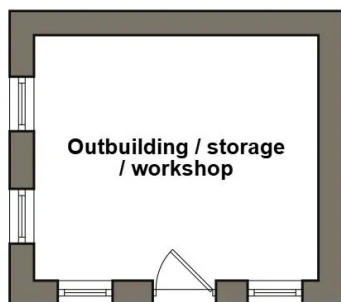
Thurlby

Thurlby is a small village located near the market town of Alford in Lincolnshire, England. It's situated approximately 3.5 miles from Alford and about 11 miles from Skegness. Thurlby is known for its attractive rural setting and proximity to both the coast and market towns.



Oxford Family Estates

6 South Road, Chapel St Leonards, Lincolnshire



Floorplan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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