



# the agent



27 Manor Rise, Reepham, LN3 4GA

Asking Price £300,000

- Detached Three Bedroom House
- Lounge with separate Dining Area
- Downstairs WC
- Potential to extend (Subject to planning consent)
- Garage and Driveway Parking
- Ensuite to Master Bedroom
- Kitchen/Breakfast Room
- Large Non Overlooked Rear Garden
- Close to Primary and Secondary Schools
- EPC Rating C - Council Tax Band C



# 27 Manor Rise, Reepham LN3 4GA

Welcome to Manor Rise, Reepham - a charming detached house that could be your next dream home! This delightful property boasts two spacious reception rooms and a kitchen/breakfast room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there's plenty of space for the whole family to enjoy.

Built in 2000, this house offers modern amenities while retaining a classic charm. The 1,109 sq ft layout provides a comfortable living space, ideal for creating lasting memories. Driveway parking as well as the single garage ensures convenience for you and your guests.

One of the highlights of this property is the large, established rear garden - a tranquil oasis where you can unwind after a long day. The garden is non-overlooked, offering you privacy and seclusion to enjoy outdoor activities or simply bask in the sunshine. There is also the potential to extend this property both to the rear and up over the garage to create a 4th Bedroom (subject to planning consent).

Located in a cul-de-sac, this home provides a peaceful and safe environment for you and your family. The proximity to Primary and Secondary Schools makes it an ideal choice for families with children, ensuring that education is just a stone's throw away.

Don't miss out on the opportunity to make this house your own and enjoy the best of what Manor Rise, Reepham has to offer. Book a viewing today and step into your future home!



Council Tax Band: C



### Entrance Hall

Enter through uPVC frosted double glazed front door into entrance hall with carpet flooring, ceiling light, radiator and stairs to the first floor. Door leading to the Lounge.

### Lounge

14'10" x 11'11"

With box bay window to the front of the property, two radiators, two ceiling light fittings and fireplace surround and hearth with electric flame effect fireplace. Understairs cupboard and archway leading to the dining room.

### Dining Room

10'0" x 7'5"

With carpet flooring, ceiling light fitting, radiator and uPVC double glazed double patio doors leading to the rear garden.

### Kitchen

10'0" x 7'7"

leading off from the dining room with tiled flooring and a range of wall and floor fitted units with work surface over. With stainless steel sink with mixer tap over, integrated dishwasher, electric cooker with double oven below and extractor hood above, integrated full height fridge/freezer. Ceiling light fitting, uPVC double glazed window overlooking the rear garden and through into the breakfast dining area.

### Breakfast Room

7'10" x 7'9"

With tiled flooring, radiator and uPVC stable door leading to the rear garden. Fitted unit with work surface over and space below for washing machine. uPVC double glazed window to the rear garden, ceiling light fitting and door leading to the WC.

### WC

With tiled flooring, WC, wash hand basin, radiator, ceiling light fitting and frosted uPVC window to the side of the property.

### Landing

With carpet flooring, uPVC double window to the side of the property, ceiling light fitting, radiator and cupboard housing gas combi boiler. Loft access and access to all first floor rooms.

### Bedroom 1

11'7" x 9'8"

With carpet flooring, ceiling light fitting, radiator and uPVC window over looking the rear garden.

### Ensuite Shower Room

Recently updated to have fully tiled walls and laminate floor, large shower cubicle with mains fed shower, wash hand basin, WC, extractor fan, ceiling light, radiator and frosted uPVC double glazed window to the side of the property.

### Bedroom 2

10'5" x 8'1"

Carpet flooring, light fitting, radiator and uPVC double glazed window to the front of the property.

### Bedroom 3

7'5" x 7'3"

Carpet flooring, light fitting, radiator, fitted wardrobe and uPVC double glazed window to the front of the property.

### Bathroom

With vinyl flooring and fully tiled walls, WC, wash hand basin and panel bath with taps over and hand held shower. Extractor fan, ceiling light fitting, radiator and frosted uPVC double glazed window to the rear of the property.

### Garage

16'2" x 7'9"

With metal up and over door, power and light. Loft access to roof space.

### Front Garden

With mature hedging to the borders, flowerbed and mature shrubs and plants. Remainder laid to lawn with driveway parking for one vehicle and pathway leading to the gate to the back garden.

### Rear Garden

Larger than average attractive and very well maintained rear garden which is non overlooked and backing onto the Reepham CoFE School playing field. With mature shrubs and plants to the the border flowerbeds, patio area to the centre and a timber summerhouse to the corner. With a further gravel area with further seating and timber storage shed. The remainder is laid to lawn and wraps around the back and side of the property.

### Services

West Lindsey District Council

Council Tax Band D

Gas Central Heating

uPVC Double Glazed windows - Front windows and Patio

Doors replaced in 2023

All Mains Services

EPC Rating C

### Disclaimer

Please note that the owner of this property is related to a Director of this company.





## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

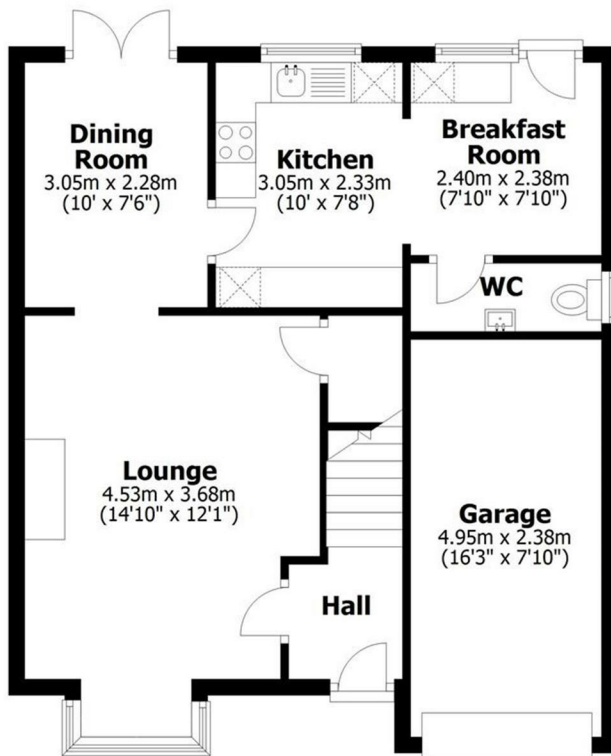
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

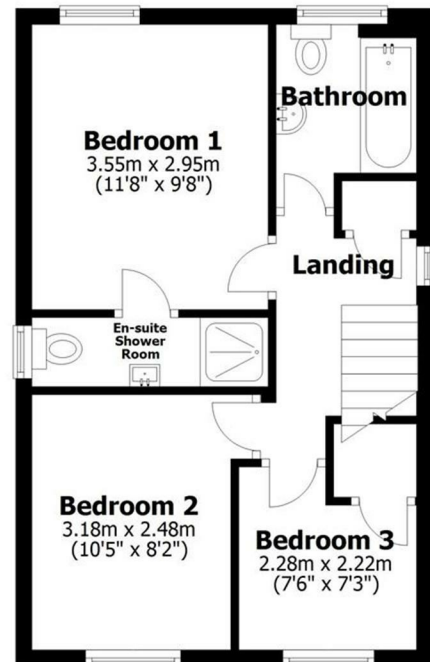
### Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 95.4 sq. metres (1027.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant