



# the agent



## 17 Mellows Close, Reepham, Lincoln, LN3 4DT

Price Guide £260,000

- Three Bedroom Detached Bungalow
- Single Garage
- Driveway Parking with Carport
- EPC Rating C - Council Tax Band C
- Extended Kitchen with dining area/sun lounge
- Workshop
- Cul de Sac location
- Recently fitted Bathroom and Kitchen
- Large Non overlooked Mature Garden
- No Onward Chain

# 17 Mellows Close, Lincoln LN3 4DT

EXTENDED Detached Bungalow with Large Kitchen/Dining Room/Sun Lounge. NEWLY FITTED KITCHEN AND BATHROOM, LARGE MATURE GARDEN, Driveway parking with CARPORT and GARAGE, WORKSHOP. NO ONWARD CHAIN



Council Tax Band: C



### Property Description

We are delighted to offer to the market this well presented detached three bedroom bungalow, situated in the heart of the popular village of Reepham which is situated approximately 3 miles North of the City of Lincoln. The property benefits from a larger than average plot and has also been extended to the rear to create a beautifully light and airy Kitchen/Dining/Sun Room. The property has recently installed Kitchen, Bathroom and uPVC double glazed windows and further benefits from a single garage with separate workshop and driveway parking for at least 3 vehicles and the benefit of a carport next to the property. The property is available to the market with no onward chain and benefits from Gas Central heating throughout.

### Entrance Hall

With carpet, radiator, telephone point, loft access, cupboard housing Gas Central Heating Boiler, ceiling light fitting and access to all rooms

### Lounge

16'10" x 9'9"

Laminate flooring, uPVC double bay window to the front of the property, Radiator, TV point and ceiling light fitting.

### Kitchen

13'2" x 8'4"

Recently fitted kitchen with a range of floor mounted units with work surface over, electric oven, four ring gas hob, sink with drainer and mixer tap over and integrated fridge/freezer. Tiled flooring and tiled backsplash to work surface, ceiling spot lights and fully glazed uPVC double glazed door leading to the rear garden.

### Dining Area/Sun Lounge

13'10" x 8'4"

Access through from the kitchen with tiled flooring and uPVC double glazed window overlooking the rear garden and uPVC double glazed sliding patio doors opening out to the rear garden. Wall mounted radiator and two ceiling light fittings.

### Bedroom 1

11'6" x 9'10"

With fitted carpet, uPVC double glazed window to the front of the property, radiator, ceiling light fitting and full wall of fitted mirrored full height sliding wardrobes.

### Bedroom 2

9'11" x 9'10"

With uPVC double glazed window overlooking the rear garden, wall mounted radiator, fitted carpet and ceiling light fitting.

### Bedroom 3

8'3" x 6'3"

With uPVC double glazed window to the front of the property, wall mounted radiator and ceiling light fitting.

### Bathroom

7'8" x 5'10"

Recently fitted by current owner with tiling to the walls and floor, panel bath with mixer tap and hand held shower together with shower screen and mains fed shower above, low level WC and wash hand basin. Frosted uPVC double glazed window to the rear of the property, ceiling light fitting and wall mounted heated towel radiator.

### Garage

15'3" x 7'10"

With power and light and metal up and over door.

### Work Shop

10'9" x 7'10"

Access from the rear garden and situated to the rear of the garage, with uPVC door and window to the garden, power and light.

### Front Garden

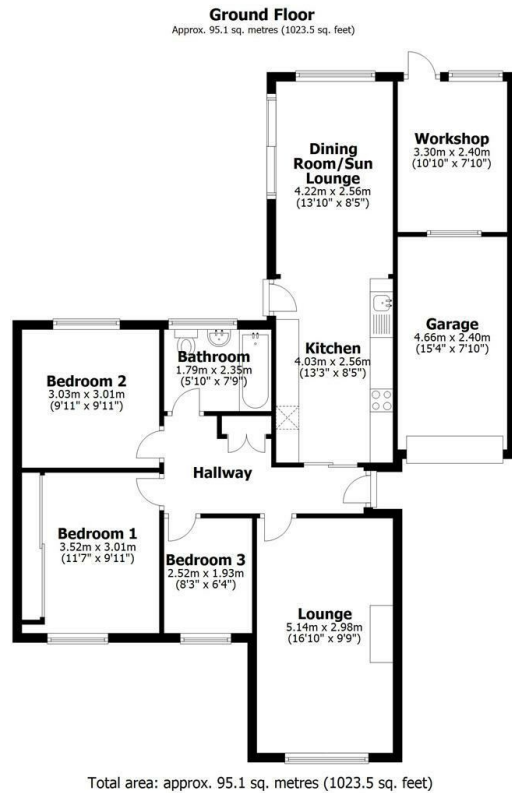
The property has an established front garden which is mainly laid to grass with mature beds to the borders with timber panel fencing and a driveway leading to the garage with carport over offering off road parking or approximately 3 vehicles. With gate to the side leading to the rear garden.

### Rear Garden

The property has a larger than average non overlooked rear garden which has mature shrubs and trees throughout. There are brick raised beds to the borders and timber fencing to the boundary. With a Greenhouse which leads through to a timber lean to potting shed situated to the side of the property. The garden is mainly laid to lawn and has a concrete area giving a seating area to the rear of the property.

### Location

The village of Reepham is located approximately 3 miles to the North of the City of Lincoln and has a lovely community based around the local CofE Reepham Primary School, St Peter and St Paul Reepham Church, Reepham Methodist Church, local shop with Post Office, Fox and House public house and local Cricket and Tennis club within easy reach of the property. The village also has an active WI group who regularly within the Village. The neighbouring village of Cherry Willingham offers further amenities where you will find a COOP, Library, a variety of takeaway restaurants and the Priory Pembroke Secondary School. Reepham has easy road links to the Lincoln Bypass and into the City Centre of Lincoln and has regular public transport links within easy reach to the property. There is also the Village Hall situated on Hawthorn Road which has regular events and a Farmers Market every Friday selling local produce.



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 upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	