



- Detached Bungalow
- 3 Double Bedrooms
- Approx 1300 sq ft
- 17'10" Lounge & Dining Room

- Kitchen & Utility Room
- Private Garden & Air Source Heat Pump
- Ample Parking & Garage
- No Onward Chain

Main Street, Norton Disney, LN6 9JU,
Offers In Region Of £329,950





A superb well designed detached bungalow located in the popular village of Norton Disney. With 1,300sq ft of accommodation, this deceptively spacious property has 3 double bedrooms - one with ensuite, large 17' 10" lounge, dining room, large kitchen, utility room, bathroom/WC. Well insulated the property has double glazed uPVC windows as well as a very efficient Air Source Heat Pump, expertly designed & fitted by UK Alternative Energy (Lincoln) in August 2022, which included new larger radiators & hot water cylinder. To the front of the property there is block paved driveway with access to a single garage & parking space with potential for additional parking. To the rear of the property there is a private, mainly lawned garden with patio which enjoys a sunny aspect & field view. There is also a garden shed. The village of Norton Disney has a village hall, church and pub. Further amenities which include Post Office, convenience store, hairdressers & primary school, are found in nearby Bassingham. The City of Lincoln is a short drive away & the A46 offers easy access to the A1 (North & South) at Newark, where there is a High-Speed Rail link into London Kings Cross. The property is offered Freehold with no onward chain. To arrange a viewing contact Starkey&Brown. Council tax band: D.



Entrance & Hallway

Spacious Entrance Hall with reception rooms off & Hallway leading to Bedrooms & Bathroom/WC. Timber front entrance door and glazed side panel, 2 radiators, loft access, 2 additional uPVC double glazed windows and cupboard with hot water cylinder.

Lounge

17' 10" x 11' 10" (5.43m x 3.60m)

Good size Lounge with feature electric fireplace, 2 radiators and French doors leading into rear garden.

Dining Room

8' 9" x 8' 9" (2.66m x 2.66m)

Having uPVC double glazed window with view over the rear garden and radiator.

Kitchen

11' 3" x 11' 11" (3.43m x 3.63m)

With a good range of farmhouse style pine units, electric oven with hob, double sink unit, tiled flooring, uPVC double glazed windows to front and side aspects, radiator. Access to:

Utility Room

8' 9" x 6' 11" (2.66m x 2.11m)

Wide worktop with space, power and plumbing beneath for appliances, main telephone point, wall mounted consumer unit, tiled flooring, uPVC double glazed window and part glazed door to back garden.

Master Bedroom

12' 6" min x 13' 11" (3.81m x 4.24m)

Spacious Master Bedroom with uPVC double glazed window to side aspect and radiator. Access to:

En-Suite WC

4' 11" x 8' 7" (1.50m x 2.61m)

Fitted base unit with inset hand wash basin, bidet, low level WC, radiator.

Bedroom 2

9' 3" x 13' 11" (2.82m x 4.24m)

Double bedroom, uPVC double glazed window to side aspect and radiator.

Bedroom 3

8' 5" x 11' 4" (2.56m x 3.45m)

Double Bedroom, uPVC double glazed window to side aspect and radiator.

Bathroom

7' 1" x 11' 4" (2.16m x 3.45m)

With 4 piece suite comprising panelled bath, shower cubicle, low level WC, pedestal hand wash basin unit. uPVC double glazed obscured window, radiator.

Outside Rear

Enclosed South facing sunny garden with patio, lawn, flower borders which has fenced and hedged boundaries, outside tap & water butt. pathway leading to either side and the front of the property and a timber-built garden shed.

Outside Front

To the front of the property there is a block paved driveway with parking for several vehicles, 2 lawned areas, access to a single garage.

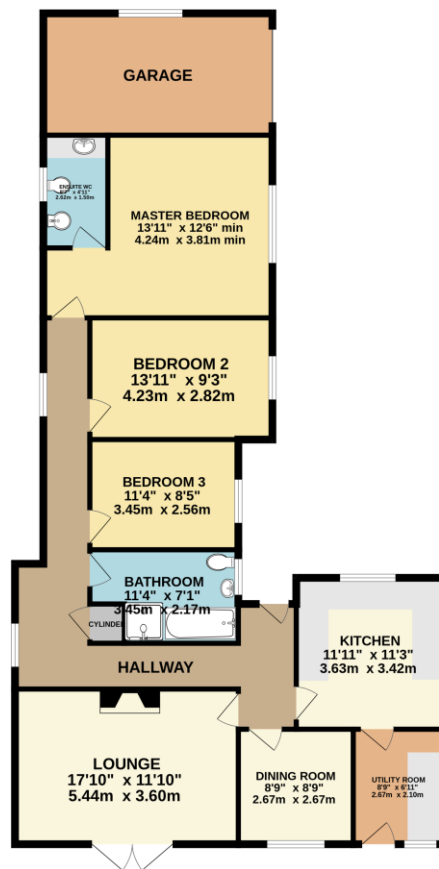
Single Garage

Having up and over door, power and lighting.





GROUND FLOOR
1370 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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