

- NO ONWARD CHAIN
- Detached Bungalow
- 2 Double Bedrooms
- Kitchen Diner
- Lounge & Conservatory
- Shower Room
- 31'4 Garage
- Driveway Parking

Cheverrels, Fiskerton Road, Reepham, LN3 4EB,
Offers In Excess Of £250,000





Offered for sale with no onward chain is this large detached bungalow in the popular village of Reepham. Measuring approximately 1300 Sq Ft of living space the property boasts 2 double bedrooms. The unique layout comprises of 21ft lounge, kitchen diner, 18ft11 conservatory, shower room and multiple entrance and hallway spaces. The home offers a generous front garden with planted mature trees, winding driveway for multiple vehicles and access to an impressive garage which measures 31ft4. Situated in the village of Reepham the bungalow is a short 15 minute drive to Lincoln city centre. There is a regular bus service, schooling at primary level, a well visited church and an off license which also has a post office service. For further details and viewing arrangements please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hallway

Having front door entry to front aspect, tiled floor, 2 radiators, coved ceiling and access into reception rooms and bedrooms.

Lounge

21' 0" x 16' 1" (6.40m x 4.90m)

Having a feature chimney breast and fireplace, uPVC sliding doors to front aspect and uPVC window and French doors to rear aspect leading to conservatory.

Conservatory

10' 2" x 18' 9" (3.10m x 5.71m)

Being of uPVC construction with external door access leading to rear garden.

Kitchen Diner

21' 2" x 11' 7" (6.45m x 3.53m)

Having a range of eye and base level units with counter worktops, cooker with 5 ring hob and extractor hood, sink and drainer unit, wall mounted Worcester boiler, tiled floor, French doors leading into rear porch, uPVC double glazed window and radiator.

Rear Porch

11' 3" x 7' 9" (3.43m x 2.36m)

Having French doors to rear garden, uPVC surround, brick base, quarry tiled flooring and radiator.

Bedroom 1

14' 9" x 11' 0" (4.49m x 3.35m)

Having 2 upVC double glazed windows, radiator and coved ceiling.

Bedroom 2

13' 9" x 9' 3" (4.19m x 2.82m)

Having uPVC double glazed window to side aspect, radiator and coved ceiling.

Shower Room

8' 5" x 5' 8" (2.56m x 1.73m)

Having a corner shower cubicle, pedestal hand wash basin unit, low level WC, chrome heated hand towel rail, vertical corner radiator and airing cupboard with shelving units.

Outside Rear

Having a paved garden, with hedged perimeter and giving access to a garage.

Outside Front

Having a large driveway with landscaped front garden and mature trees and shrubs.

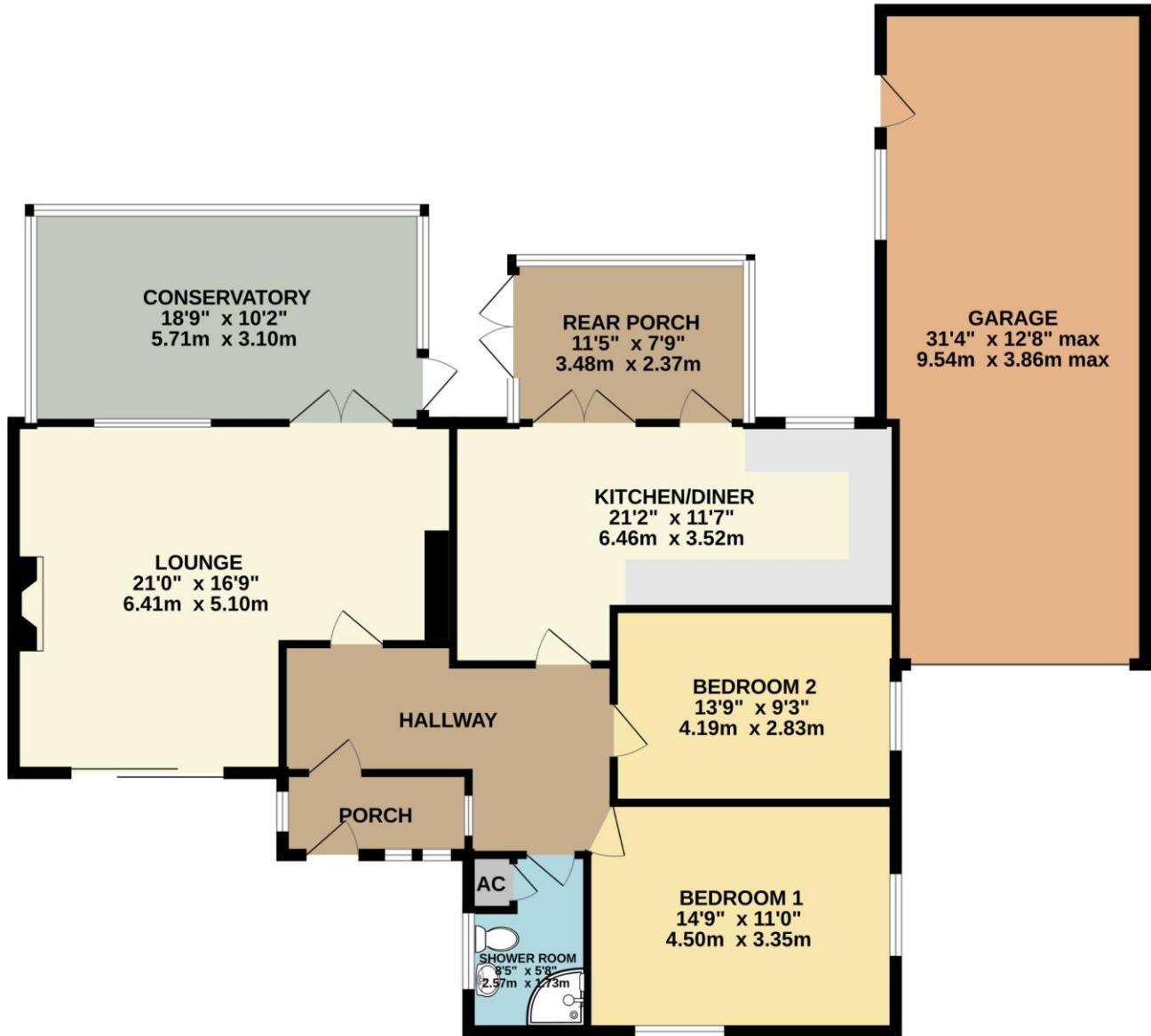
Garage

31' 4" x 12' 8" max (9.54m x 3.86m)

Having uPVC double glazed window to side aspect, personnel door, up and over door, power and lighting.



GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 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.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE