



- Superb Detached Bungalow
- Extensive 0.66 Acre Plot (STS)
- Double Garage With EV Point
- 3 Bedrooms & 2 Bathrooms

- 2 Reception Rooms
- Conservatory & Utility Room
- Modern Kitchen With Fitted Appliances
- Solar Panels Owned Outright

Lowthorpe, Southrey, LN3 5TD,
£367,500





This extensive 3 bedroom detached bungalow enjoys a rural position within the Lincolnshire county. Situated in Southrey approximately 25 minutes drive from Lincoln city centre. The property boasts extensive 0.66 acre plot (sts) and enjoys colourful gardens with a feature orchard to the rear. Internally the property comes with generous accommodation with the internal floor space measuring over 1800 sq ft. Accommodation briefly comprises lounge, dining room, a stylish kitchen with a modern range of units, utility room, entrance porch, conservatory which can be found off the master bedroom, 2 further bedrooms, bathroom and a shower room. To the rear of the property there is a patio seating area, space for livestock, beehive and wooded area and a double garage measuring 20'2" x 17'3". Further benefits of the property is solar panels which are owned outright, uPVC double glazing throughout, mains electric sewage and LPG heating. Contact Starkey&Brown for further information. Council tax band: C. Freehold.



Entrance Porch

Having uPVC construction with brick base and tiled flooring. Access into:

Hallway

Featuring 2 storage cupboards, radiator and porcelain tiled flooring. Access into:

Kitchen

12' 0" x 14' 9" (3.65m x 4.49m)

Having a range of base and eye level units with counter worktops and fitted in 2020 by Wren kitchens. Porcelain tiled flooring, radiator, CDA double oven and 5 ring CDA hob with extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect. Access to rear porch and utility.

Utility

12' 0" x 5' 4" (3.65m x 1.62m)

Having base level units, tiled flooring and loft access. Storage cupboard housing consumer unit, shelving and solar panel control system.

Rear Porch

Having access to:

Shower Room

Having tiled flooring, uPVC double glazed obscured window to rear aspect, shower cubicle, chrome heated hand towel rail and wall mounted Worcester boiler.

Lounge

19' 6" x 14' 11" (5.94m x 4.54m)

Having uPVC double glazed window to front and side aspects, radiator and feature open fireplace. Leading into:

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

Having French doors to rear aspect leading onto rear garden and radiator.

Master Bedroom

15' 0" x 11' 11" (4.57m x 3.63m)

Having radiator and French door leading into:

Conservatory

13' 6" x 11' 6" max (4.11m x 3.50m)

Having uPVC surround with brick base, French doors leading to rear garden, power points, 2 electric radiators and French doors onto rear garden.

Bedroom 2

15' 9" x 9' 9" (4.80m x 2.97m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

16' 4" max to back of wardrobe x 9' 8" (4.97m x 2.94m)

Having uPVC double glazed window to front aspect and built-in wardrobe.

Bathroom

5' 10" x 11' 2" (1.78m x 3.40m)

Having uPVC double glazed obscured window to side aspect, panelled bath with showerhead over, vanity hand wash basin unit, low level WC and chrome heated hand towel rail.

Outside Front

Having gravelled driveway with access to front door porch and parking.

Outside Rear

Having a selection of timber built garden sheds and summer house. Being mostly laid to lawn with an array of mature trees, plants and fruit trees with a orchard to the rear garden. Patio seating area to the immediate exit and a 5 bar-gate provides access to the rear property and garage.

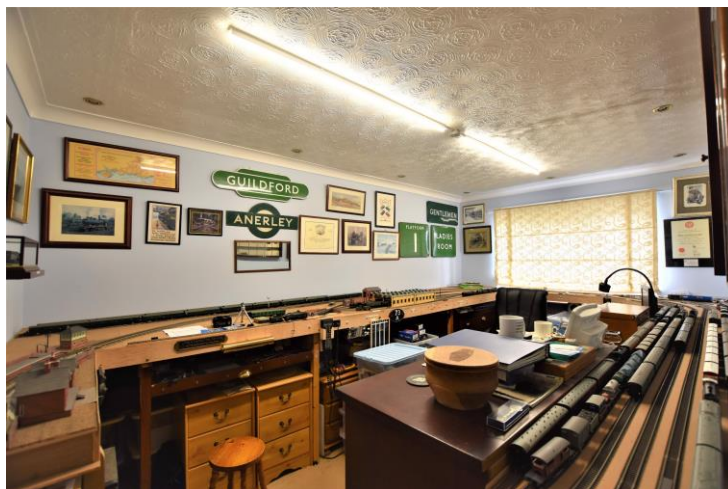
Double Garage

17' 3" x 20' 2" (5.25m x 6.14m)

Having power and lighting, EV charge point, door and window to side aspect and 2 up and over doors.

Agents Note

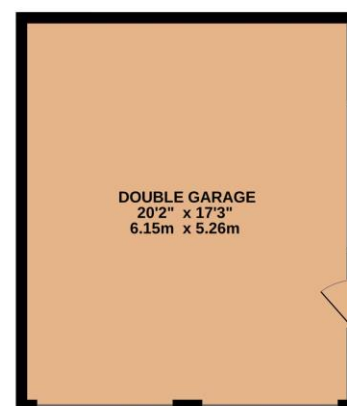
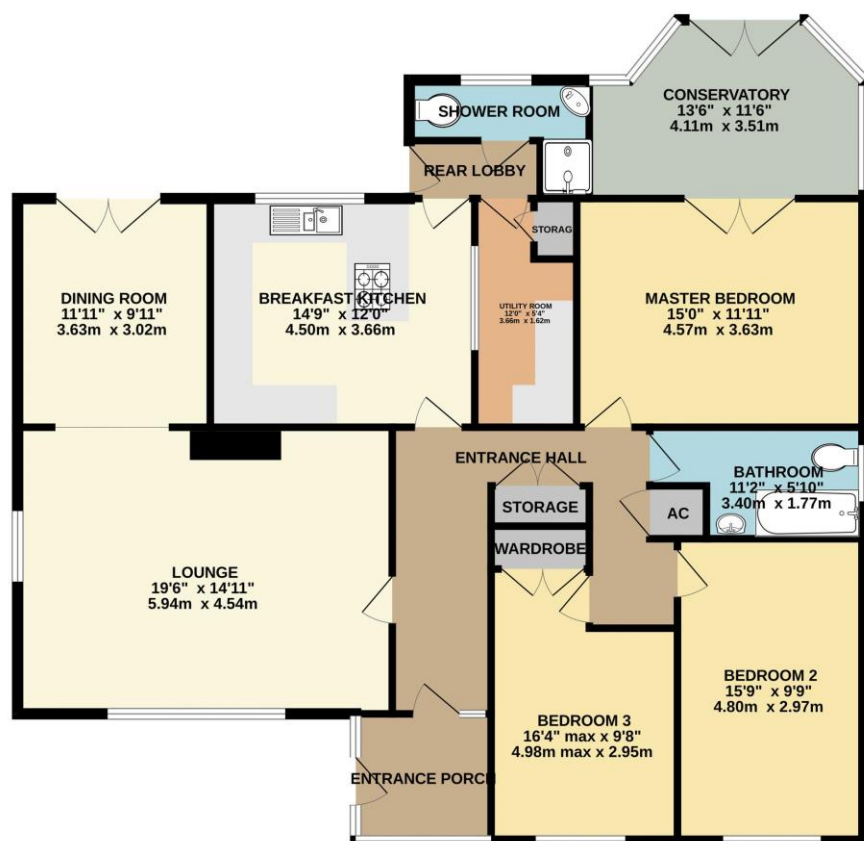
Fitted 9 years ago. Having being owned outright currently achieving high feedback rate with the owner receiving approximately £2,500 per annum, however tariff is not to be handover to new purchaser. For more details regarding solar panels. Please contact Starkey&Brown.





GROUND FLOOR
1527 sq.ft. (141.9 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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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