

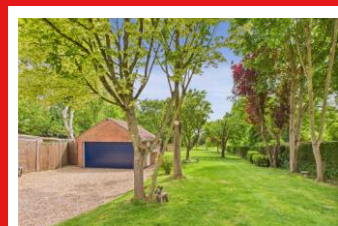


***'The Conifers' Lowthorpe,
Southrey, LN3 5TD
Asking Price Of £515,000***



- Stunning Detached Family Home
- Set Within Gardens of Approx 2/3 Acre
- Beautifully Appointed Dining Kitchen
- 4 Double Bedrooms (1 En-suite)
- Garage/Workshop
- Air Source Heating. uPVC Units

A stunning, well designed and presented detached four bedroom (1 en-suite) family home, set in manicured gardens of approximately two thirds of an acre (STS), together with four and a half acres (approx) of land behind the property which is accessed over a small bridge over a dyke and vehicular access also from Ferry Road which could be transferred over to the new purchaser. Southrey is a charming rural hamlet with a village pub set by the river Witham with its cycle track which leads to the City of Lincoln.



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RECEPTION HALL 15' 0" x 11' 8" (4.57m x 3.56m) (Max)
Having solid Oak flooring, staircase to the first floor, radiator, large built-in cloaks cupboard. Double doors leading into the lounge.

CLOAKROOM With low level WC, vanity hand basin with cupboard under, illuminated wall mirror over, radiator.

LOUNGE 19' 8" x 12' 8" (5.99m x 3.86m) Having solid Oak flooring, recessed fireplace and tiled hearth housing the cast iron multi-fuel stove, radiator, bi-folding doors to the rear decking patio area and gardens beyond, wall lights, TV and telephone points.

LIVING ROOM 14' 0" x 11' 6" (4.27m x 3.51m) With radiator.

KITCHEN/DINER

KITCHEN AREA 14' 9" x 9' 9" (4.5m x 2.97m) A contemporary modern fitted quality Wren kitchen with quartz worktops, including an in-set sink with mixer taps and range of base cupboards and drawers with lights under the worktops with matching wall cupboards over. Electric range cooker with five ring induction hob with extractor fan and light over, integral larder fridge, integral larder freezer, integral dishwasher, space and plumbing for washing machine and tumble dryer, tiled flooring, in-set ceiling lights.



Open access leads to the:

DINING AREA 13' 9" x 13' 1" (4.19m x 3.99m) Light and spacious room with bi-folding doors opening onto the timber decking patio area and garden beyond, tiled floor, radiator, inset ceiling lights and fitted cloaks cupboard.

FIRST FLOOR LANDING Having built-in cupboard housing the hot water tank, access to the roof void over a loft ladder, roof void is part boarded. Radiator and built-in cupboard.

BEDROOM ONE 13' 9" x 12' 5" (4.19m x 3.78m) Having fitted range of wardrobes to one wall with matching bedside units and four drawer chest of drawers, radiator, wall lights and folding doors to a small **BALCONY AREA**. **EN-SUITE SHOWER ROOM** Having fully tiled walls, shower cubicle with waterfall shower head and sliding doors, vanity hand basin with double cupboard under, illuminated wall mirror over, low level WC. Heated towel rail, extractor fan.

BEDROOM TWO 12' 6" x 12' 2" (3.81m x 3.71m) Having fitted range of wardrobes to one wall with matching dressing table and drawers under, radiator.

BEDROOM THREE 13' 2" x 11' 8" (4.01m x 3.56m) Having built-in range of wardrobes to one wall, radiator.

BEDROOM FOUR 14' 0" x 9' 5" (4.27m x 2.87m) With radiator.

FAMILY BATHROOM 10' 4" x 7' 3" (3.15m x 2.21m) Having a free-standing bath with mixer and shower taps, tiled shower cubicle with folding door, pedestal hand basin with illuminated wall mirror over, low level WC. Part-tiled walls, radiator and shaver point.

OUTSIDE - DETACHED BRICK BUILT GARAGE/WORKSHOP 19' 0" x 16' 0" (5.79m x 4.88m) With electric up-and-over door and side personal door, access to the fully boarded and insulated roof void. Power and light connected. Garden shed set within an enclosed storage area. **HOT TUB** with canopy over (may be available within the sale).

THE GARDENS The property is approached over a large gravel driveway to the front with ample parking space and leading down one side to the garage. To the rear is a raised timber decking patio area, beyond which are large and well established lawn gardens with mature trees and shrubs, the whole extending to approx two thirds of an acre (STS). At the end of the garden is a small area which is rented from the water board for a peppercorn rent per annum and a small bridge over a dyke leads to the further area of land being approx four and half acres (STS), mainly laid to grass with vehicle access from Ferry Road which is rented from the Witham Third District Board for a peppercorn rent annually.





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

CENTRAL HEATING - Is by air source heat with solar panels which are owned and feed into the tariff allowing cost free electricity to the property.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

