

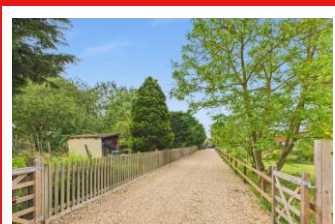


***Olcote, High Thorpe,
Southrey, LN3 5TB
Asking Price Of £415,000***



- Immaculately Maintained Bungalow
- Superb Private Location
- Large Dining Kitchen
- 4 Bedrooms (1 En-suite)
- Gardens with Rural Aspect
- Oil Central Heating, uPVC Units

Nestled at the end of a long gravelled driveway and set within its own private, well-kept gardens, this beautifully presented modern bungalow enjoys lovely open views across surrounding farmland. Offering spacious and well-appointed accommodation throughout, the property has oil-fired central heating, uPVC double glazing, and a high standard of finish rarely found. A regular bus service links Southrey to either Lincoln or Horncastle. Bardney is only five minutes away and facilities include: Doctors, pharmacy, post office and general store, Co-op, garage and coffee shop, high class butchers, hairdresser, fish and chip shop as well as infant and junior schools and a sports field.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





RECEPTION HALL Having engineered wood flooring, radiator, wall thermostat, in-set ceiling lights, access to the roof void via a loft ladder, loft being part-boarded. Built-in cloaks cupboard and built-in shelved airing cupboard with radiator.

LOUNGE 14' 3" x 13' 8" (4.34m x 4.17m) Having engineered wood flooring, built-in electric log effect fire, radiator, TV point.

DINING KITCHEN 27' 6" x 14' 4" (8.38m x 4.37m) The KITCHEN AREA having 1½ bowl single drainer sink unit with Kettle instant hot water tap, range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill, built-in combination microwave oven, built-in warming tray, five ring ceramic induction hob with extractor fan and light over, integral dishwasher, part-tiled walls and tiled flooring. The DINING AREA has engineered wood flooring, in-set ceiling lights, TV point with Samsung TV (included in the sale), radiator, uPVC sealed double doors opening onto the rear patio.

UTILITY ROOM 11' 2" x 8' 0" (3.4m x 2.44m) Having single drainer sink unit with mixer taps, double cupboard and drawer under with space and plumbing for washing machine and tumble dryer, space for fridge and separate freezer, tiled floor, in-set ceiling lights, radiator, extractor fan, rear entrance door and door to the garage.

CLOAKROOM 8' 0" x 5' 7" (2.44m x 1.7m) (Max) Having low level WC, vanity hand basin, tiled floor, extractor fan, in-set ceiling lights, radiator and door to cupboard housing the hot water tank.

BEDROOM ONE 13' 3" x 11' 3" (4.04m x 3.43m) Having radiator, fitted carpet and TV point.

EN-SUITE SHOWER ROOM 8' 0" x 6' 8" (2.44m x 2.03m) Having fully tiled walls and floor with large walk-in shower cubicle with waterfall shower head, vanity hand basin with double cupboard under and illuminated wall mirror and shaver point over, low level WC. Heated towel rail, in-set ceiling lights and extractor fan.

BEDROOM TWO 15' 0" x 8' 2" (4.57m x 2.49m) Currently used as a SEWING ROOM with fitted carpet and radiator, TV point.

BEDROOM THREE 14' 4" x 13' 9" (4.37m x 4.19m) Having fitted carpet, radiator and TV point.

BEDROOM FOUR 9' 5" x 6' 8" (2.87m x 2.03m) Currently used as a STUDY with radiator and TV point.

SHOWER ROOM 8' 8" x 7' 9" (2.64m x 2.36m) Having fully tiled walls and floor, large walk-in shower cubicle with waterfall shower head, vanity hand basin with cupboard and drawer under with illuminated wall mirror and shaver point over, low level WC. In-set ceiling lights, heated towel rail, extractor fan.

OUTSIDE - GARAGE 17' 7" x 16' 5" (5.36m x 5m) Having electric remote control roll-up door and side personal door, power and light connected.

THE GARDENS The property is approached over a long gravel driveway leading to a block paved parking area and further gravel area to the side of the garage for additional parking. Gated access to the rear which is fully enclosed and private with a small side garden housing the oil fired outside boiler and tank. Slabbed footpaths lead to the rear and a slabbed patio area with canopy. Lawn gardens with in-set flower and shrub beds, further slabbed patio area to one corner and to the other side are various fruit trees, timber and felt garden store shed, greenhouse, raised vegetable beds and gated access back to the front garden. Beyond are some lovely rural farmland views. There is outside lighting to all sides of the property, outside power points and cold water tap.





Approximate total area⁽¹⁾
1913 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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.

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.

