



The Willows Main Street, Torksey Lincoln LN1 2EE

welcome to

The Willows Main Street, Torksey Lincoln

Situated within a sought after village location is this stunning and modern detached bungalow, boasting immaculate and generous accommodation throughout including double bedrooms with dressing room and en suite to the master, two reception rooms and generous gardens with field views!





Entrance Hall

Lounge

23' 3" x 15' 4" (7.09m x 4.67m)

Dining Room

13' 9" x 16' 9" (4.19m x 5.11m)

Kitchen

12' 5" x 16' 4" (3.78m x 4.98m)

Utility Room

15' 10" x 5' 10" (4.83m x 1.78m)

Wc

Bedroom One

16' 4" x 12' 11" (4.98m x 3.94m)

Dressing Room

En Suite

Bedroom Two

15' 10" x 10' 5" (4.83m x 3.17m)

Bedroom Three

9' 8" x 15' 9" (2.95m x 4.80m)

Bedroom Four

15' 9" x 9' 7" (4.80m x 2.92m)

Bathroom

Detached Garage

18' 1" x 19' 8" (5.51m x 5.99m)

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

The Willows Main Street, Torksey Lincoln

- OFFERS OVER £465,000 - CALL NOW TO VIEW
- FULLY RENOVATED DETACHED BUNGALOW - TWO RECEPTION ROOMS
- UTILITY ROOM
- EN SUITE & DRESSING ROOM TO THE MASTER
- DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

offers over

£465,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR120425](https://www.williamhbrown.co.uk/Property/LCR120425)



Property Ref:
LCR120425 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)