



**Hill Rise, Coleby, Lincoln**

**Guide Price £665,000**

  
**MARTIN&CO**

Hill Rise, Coleby, Lincoln

Bungalow - Detached  
4 Bedrooms, 3 Bathrooms

Guide Price £665,000

- Picturesque and Desirable Village
- Cliffside Views
- Oak Double Garage with Converted Loft
- Garden Room and Shepherds Hut
- Landscaped Gardens
- 1 Acre Paddock (STS)
- Four Bedrooms, Three Ensuites
- Dual Aspect Lounge
- Tenure: Freehold
- EPC Rating - C / Council Tax - D



Rare opportunity to purchase this detached dormer bungalow within the picturesque village of Coleby occupying an envious position overlooking the Trent Valley. This generous plot includes a separate 1 Acre (STS) paddock to the rear. An offering not to be missed and should be viewed to be appreciated.

Briefly comprising internally of an entrance hall, dual aspect lounge, spacious kitchen diner, utility room, ground floor ensuite bedroom, cloakroom and further bedroom plus two further ensuite bedrooms to the first floor enjoying stunning views. Externally benefitting from a double garage with converted loft space above, plentiful parking, garden room, landscaped gardens and more!

Coleby village whilst surrounded by stunning countryside

enjoys local amenities to include a primary school and public house plus nearby road links and bus routes into the city. Neighbouring villages including Navenby offer further amenities, facilities and schooling.

EPC Rating - C  
Council Tax Band - D  
Tenure - Freehold

#### Entrance / Hallway

PVC entrance door and side panels, carpet flooring, exposed feature brickwork, two pendant fittings and a radiator. Double door storage cupboard with lighting, cupboard housing the cylinder with controls and mains consumer unit, Horstmann thermostatic control plus a further lockable storage cupboard with lighting.



#### Lounge

17'9" x 17'6" (max measurements).

Dual aspect with PVC window to the front and patio doors to the side, carpet flooring, two radiators, ceiling and wall lighting, electric feature fire with hearth and surround.

#### Bedroom

14'8" x 12'10"

PVC window to the front, carpet flooring, radiator, pendant fitting and fitted wardrobes. Presently used as a further reception room.

#### Ensuite

9'2" x 4'4"

Fully tiled room with a low level WC, vanity sink and a walk in double cubicle with thermostatic shower and floor drain. Light fitting, PVC window to the front, heated towel rail, spot light with extractor.

#### Cloakroom

5'5" x 3'3"

Low level WC, vanity sink, tiled flooring, PVC side window, radiator and PIR sensor lighting.

#### Bedroom

9'3" x 8'9"

PVC window to the rear, carpet flooring, pendant fitting and a radiator.

#### Kitchen Diner

26'9" x 12'1" (max measurements).

Base and eye level units with granite worksurfaces and matching upstands, undermount stainless steel sink with drainer grooves. Integrated Neff appliances to include two ovens, induction five point hob and extractor over, dishwasher, fridge and an Electrolux freezer. Wood flooring, newly fitted dresser, two PVC windows to the rear, PVC French doors to the side, spot lit ceiling, light fitting, radiator and Ideal boiler housed.

#### Utility Room

8'9" x 6'8"

Base level units with laminated worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Space and plumbing for a washing machine, heated towel rail, vinyl flooring, PVC window and door to the rear, light and extractor.

#### Stairs / Landing

Carpet flooring, radiator, pendant fitting and a Velux window to the rear.

#### Bedroom

19'2" x 17'10" (max measurements).

PVC windows to the front and side aspects, carpet flooring, radiator, pendant fitting, fitted wardrobes and separate storage to the eaves.

#### Ensuite

7'6" x 5'8"

Low level WC, vanity sink, panel bath, radiator, light fitting, radiator, vinyl flooring and a Velux window to the rear.

#### Bedroom

17'9" x 17'9" (max measurements).

PVC windows to the front and side aspects, carpet flooring, radiator, pendant fitting, fitted wardrobes and separate storage to the eaves.

#### Ensuite

7'6" x 5'7"

Low level WC, pedestal wash basin and a corner cubicle with thermostatic shower. Radiator, light fitting, vinyl flooring and a Velux window to the rear.

#### Garden Room

12'4" x 12'3"

Fixed wooden structure on top of the flagstone patio with glazed wooden and PVC windows, roll down sides, PVC French doors, mood lighting, heater and power outlets.

#### Double Garage

19'8" x 19'1"

Double garage with dual electric roller doors, light and power. Converted loft room above, accessed via an external staircase to the side. Plastered with two Velux windows, storage cupboard, separately fused for light and power.

#### Outside

Accessed via a block paved shared entrance onto an extensive gravelled driveway for multiple vehicles to park off road. Double gates and a separate pedestrian gate give access to the side of the property which presently houses a potting shed, greenhouse and further shed with light and power. The split level landscaped garden including but not exhaustively power, lighting and water supply, laid lawn with planted borders, pond, private decked seating area, pergolas, covered bin store and barked pathways. Access to the paddock with the shepherds hut. The paddock is currently utilised with local livestock which can be removed should the new owners prefer.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

73 80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 1 Building 3

**Approximate total area<sup>(1)</sup>**

247.4 m<sup>2</sup>  
2665 ft<sup>2</sup>

**Balconies and terraces**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

**Reduced headroom**

12.1 m<sup>2</sup>  
130 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.