



Greenfields, Silver Street, Minting, LN9 5RP



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Freehold

£399,950



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, garden room & study
- Kitchen & shower room
- Ample off-road parking
- Plot approx. 2.67 acres (STS)
- EPC rating E





A detached bungalow on a plot of approximately 2.67 acres, subject to survey, with an expansive countryside view to the rear. Set in the desirable village of Minting which is a small village just off the A158 between Wragby & Horncastle. Amenities include a village hall and the highly acclaimed Sebastopol Inn, a country pub serving drinks and bar snacks.

The bungalow has accommodation comprising: entrance hall, lounge, garden room, study with cloakroom area off, kitchen, three bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking and an enclosed rear garden opening up to a large lawned area with various trees and static caravan.

ACCOMMODATION

Part glazed uPVC side entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, access to roof space, built-in airing cupboard and further built-in cupboard.

LOUNGE

4.54m x 3.62m (14'11" x 11'11")

Having window to side elevation, radiator and brick built fireplace. Sliding doors through to the:

GARDEN ROOM

3.30m x 2.13m (10'10" x 7'0")

Having windows to rear elevation, sliding doors to rear garden, tiled floor and door to the:

STUDY

4.77m x 2.52m (15'7" x 8'4")

Having window to front elevation, tiled floor and radiator. Cloakroom area off with window to rear elevation, wood flooring, wall light point, low level WC and hand basin inset to vanity unit with cupboard under.

KITCHEN

4.54m x 2.72m (14'11" x 8'11")

Having window to rear elevation, part glazed door to side elevation, radiator, tiled floor and oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards under, cupboards over. Further work surface return with inset LPG hob, integrated electric oven, cupboards & drawers under, cupboards & cooker hood over.





BEDROOM ONE

3.57m x 3.06m (11'8" x 10'0")

Having bow window to front elevation and radiator.

BEDROOM TWO

3.31m x 2.45m (10'11" x 8'0")

Having bow window to front elevation and radiator.

BEDROOM THREE

2.54m x 2.32m (8'4" x 7'7")

Having window to side elevation and radiator.

SHOWER ROOM

2.58m x 1.56m (8'6" x 5'1")

Having two windows to side elevation, chrome heated towel rail, mermaid board walls, wood effect flooring, walk-in shower enclosure with electric shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



EXTERIOR

To the front of the property there is a shaped lawn and a driveway providing off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, greenhouse & garden shed. At the end of the rear garden it opens up to a large lawned area with various trees, a static caravan and a range of outbuildings including a garage which is in need of repair.

THE PLOT

The property occupies a plot of approximately 2.67 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.





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Floorplan



Total area: approx. 91.6 sq. metres (986.2 sq. feet)



 **NEWTON FALLOWELL**

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AGENT'S NOTES

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