



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Wayside Bungalow

Authorpe, Louth, Lincolnshire. LN11 8PF

BELL



Wayside Bungalow, Authorpe, Louth

Wayside Bungalow is a substantial three-bedroom bungalow with large living room and dining kitchen; set to an attractive quarter acre (sts) plot with rural southerly view in the village of Authorpe – to the Eastern edge of the Lincolnshire Wolds (AONB). The property is of an L shape, making the most of Southerly and Westerly aspects with wrap-around garden to match. Complete with large garage, workshop, garden store plus ample driveway and turnaround space for multiple vehicles.

The property is subject to an Agricultural Occupancy Condition limiting the occupation of the dwelling 'to a person solely or mainly employed, or last employed, in the locality in Agriculture as defined in Section 290 of the Town & Country Planning Act 1971, or in Forestry.'

ACCOMMODATION

The property is entered to the front via a shallow ramp and through uPVC obscure double glazed door with matching side panel to:

Hallway having built in airing cupboard, carpeted floor, radiator, loft access hatch, telephone point and ceiling light. Door through to:

Living Room having uPVC double glazed windows to front and rear with French doors to front enjoying southerly aspects with views over the front hedgerow and to the arable farmland and woodland beyond. Tiled open fireplace, carpeted floor, radiators, ceiling and wall lights, power points and two tv points.





Cloakroom with hanging space and shelf, radiator, tiled effect flooring and ceiling light. Door to:

Toilet with uPVC obscure double glazed window to rear aspect; low level WC, pedestal wash hand basin, tile effect flooring and ceiling light.

Dining Kitchen having uPVC double glazed French doors and window to side aspect; an excellent range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop, Belling oven and grill, four ring hob beneath extractor canopy, integrated fridge freezer, dishwasher and microwave, Cushioned flooring and carpet to dining space, radiator, TV point, ceiling lights and power points. Door to:

Utility having uPVC obscure double glazed door and window to rear aspect; built in storage space, sink and drainer stop storage unit with space and connections for washing machine, upright fridge-freezer, vinyl flooring, ceiling light and power points.

Family Bathroom with uPVC obscure double glazed window to side aspect; bath with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, radiator and ceiling light.

Master Bedroom having uPVC double glazed windows to front aspect; carpeted floor, radiator, TV and telephone point, ceiling light and power points. Open arch to:

Dressing Area with uPVC double glazed window to side; built in storage space, carpeted floor, radiator and ceiling light. Sliding wood door to:

En-suite Shower Room having uPVC obscure double glazed window to side aspect; walk in shower cubicle with tiled surround, wash hand basin inset to storage unit, low level WC and bidet. Tile effect flooring, ceiling light and radiator.

Bedroom having uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.





Bedroom with uPVC double glazed window to side aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

Approached to the front through a five bar vehicle gates to the brick paved driveway; with ample width to provide parking and turnaround space for multiple vehicles; access to the **Garage** with up and over door, light to ceiling, Boulter floor standing oil fired boiler. Power point and side **Workshop/Store** with uPVC obscure double glazed window to side. Both areas have a uPVC double glazed personnel door to the rear.

Beside the garage stands a **Garden Store**, accessed through wooden door beneath storm porch, containing the oil tank and providing useful space with uPVC obscure double glazed window to side, light and power point.

The front space is contained by mature hedging; with lawned area and perimeter paved path continuing around the side to the generous garden space populated by established trees and providing a paved patio seating area, enjoy southerly and westerly aspects.

The rear is laid to brick paved path, running alongside part gravel established plant bed and continuing to the corner space on which stands a garden store. The boundaries are contained by mixed timber fencing and hedging.

East Lindsey District Council – Tax band: D

Mains water, electricity. Private drainage to soakaway. Oil fired heating.

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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Brochure prepared 6.11.2023

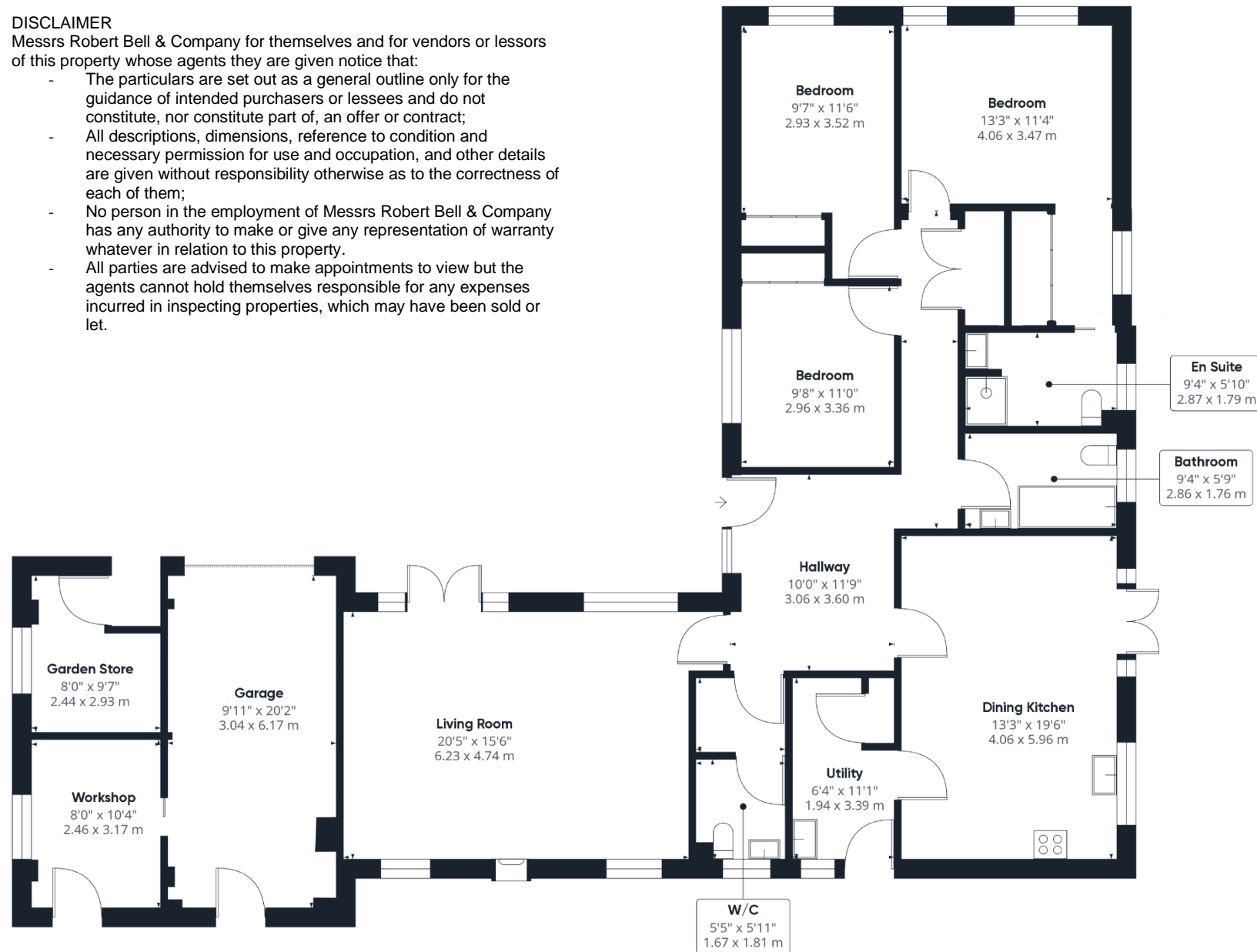




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Approximate total area¹⁾

1792.95 ft²

166.57 m²

Excluding balconies and terraces

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

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