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2023



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# Orchard View

Westfield Road, Southrey, Lincoln. LN3 5TE





## Orchard View, Southrey

NO ONWARD CHAIN! Orchard View is a three-bedroom detached bungalow, occupying a private position to the edge of the mid-Lincolnshire village of Southrey. Offering a large living room, open to dining room with spacious kitchen; family bathroom and three bedrooms, the property would benefit for a scheme of modernisation.

With lawned gardens to front and rear, off road parking for multiple vehicles and a single detached garage, the property complements its generous interior with a plot totalling 0.17 acres.

### ACCOMMODATION

**Hallway** having wood effect obscure double glazed leaded door, with full height panel to side; carpeted floor, built in storage cupboards, radiator, ceiling lights and power points. Doors to accommodation including:

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

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**Bathroom** having uPVC obscure double glazed window to side aspect; bath with separate shower cubicle, pedestal wash hand basin and low level WC. Tiled walls, carpeted floor and ceiling light.

**Living Room** having uPVC double glazed sliding doors to rear aspect; elective fire inset to polished stone hearth and decorative surround, carpeted floor, TV point, radiator, ceiling and wall lights and power points. Open archway to:





**Dining Room** with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points. Wood windowed door to:

**Kitchen** having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge freezer, under counter washing machine, Zanussi oven and four ring hob beneath extractor canopy. Wood effect flooring, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed windows to front and to side aspects; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is approached to the front over brick paved driveway leading down to the **Detached Garage** with up and over electric doors, personnel door to side, window to rear, light and power.

The front garden is laid to lawn with established flowers and shrubs; the front boundary open and the sides contained by hedging. A path runs down the side and to the front door with paved bin storage space alongside. A personal gate contains the side path, which runs down to the rear.

The rear garden is predominantly laid to lawn with a range of mature flowers, shrubs and trees inset and evergreen hedge boundary. With paved path seating space leading off the rear under a timber pergola cover. To the corner is a brick edged raised planter, and a small pond alongside timber Summerhouse and further patio seating.

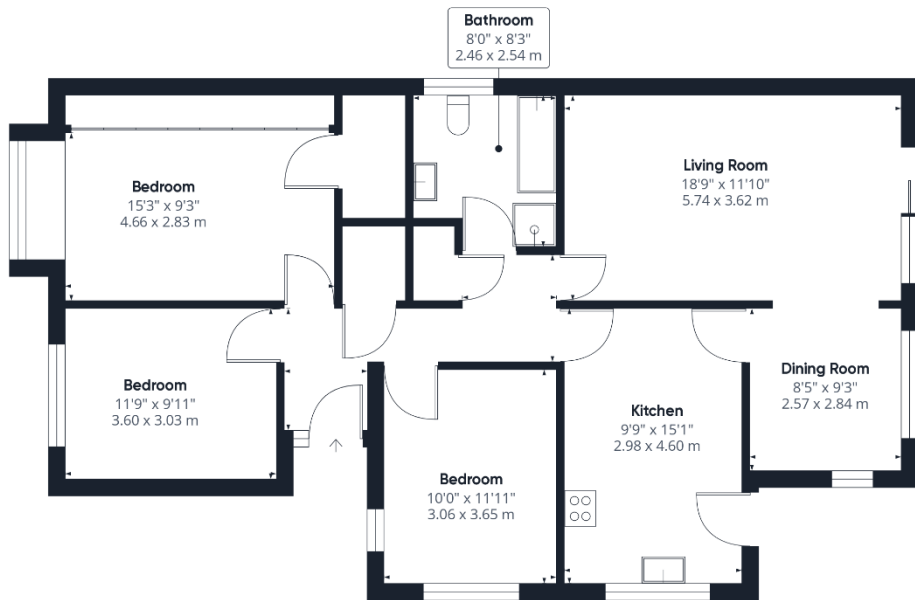
**West Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: D**

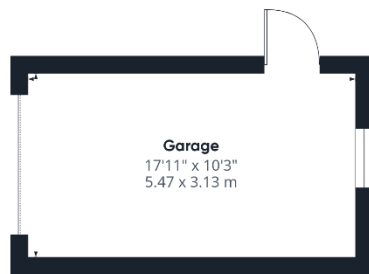
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY  
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Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org> Brochure prepared 10.4.2024





Ground Floor Building 1



Ground Floor Building 2



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