



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Lizbeth House
Ferry Road, Southrey, Lincoln. LN3 5TA

BELL

Lizbeth House, Southrey



Lizbeth House is a generous four-bedroom family home, providing a range of reception areas, set to a bright corner position with rural views in the village of Southrey.

Enjoying western, southern and eastern aspects, the property includes large living room and kitchen spaces, supported by utility, laundry room and wetroom; alongside flexible snug/office and family room areas. Four bedrooms include a significant master with en-suite shower room; set to the first floor alongside the family bathroom.

There is internal access to the insulated double garage. The property – less than 20 years old - benefits from underfloor heating throughout the ground floor.

ACCOMMODATION

Hallway having uPVC double glazed obscure front entrance door with coloured decorative glass infill, uPVC double glazed obscure windows to front; carpeted stairs with spindle and balustrade to first floor, carpeted floor, ceiling light and power points. Doors to snug/office, kitchen and to:

Living Room having uPVC double glazed bay window to front, French doors to rear aspect; recently installed log burning stove to tiled surround with matt black flue, carpeted floor, TV point, feature ceiling lights and power points.

Snug / Office with uPVC double glazed bay window to front aspect; wood effect flooring, TV point, ceiling light and power points.





Dining Kitchen having uPVC double glazed windows to side aspects; a good range of storage units to base and wall levels including glazed display shelving; further storage to central island, 1 1/2 bowl CDA sink and drainer inset to roll edge worktop, CDA oven, microwave, beelling four ring induction hob beneath extractor canopy, integrated fridge and freezer. Tiled flooring, ceiling spotlights and power points. Doors to laundry room, utility and to:

Family Room having uPVC double glazed windows to front and sides, French doors to rear aspect; tiled flooring, ceiling light and power points.

Laundry Room with uPVC double glazed window to rear aspect; underfloor heating mechanism set behind radiator surround, ceiling light and power points.

Utility having uPVC double glazed obscure patio doors to sides, window to side aspect; Storage units to base and wall levels with space and connections for under counter washing machine and dryer, CDA 1 1/2 sink and drainer inset to roll edge worktop. Tiled flooring, inset ceiling spotlights and power points. Doors to garage and to:

Wetroom having uPVC double glazed obscure window to side aspect; Mira shower fitting, wiles to walls and floor, low level WC, wash hand basin, heated towel rail and ceiling spotlights.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, built in airing cupboard, ceiling spotlights and power points. Doors to first floor accommodation including:

Bedroom 1 having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door through to:

En-suite Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with tiled surround, wash hand basin and low level WC. Tiled to part height to walls, and to floor, radiator and ceiling spotlights.





Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to side aspect; Jacuzzi style Hydro-spa bath inset to tiled surround with low level lighting to stepped approach, pedestal wash hand basin and low level WC. Tiled flooring, and tiles to walls, radiator and ceiling spotlights.

Bedroom 2 with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

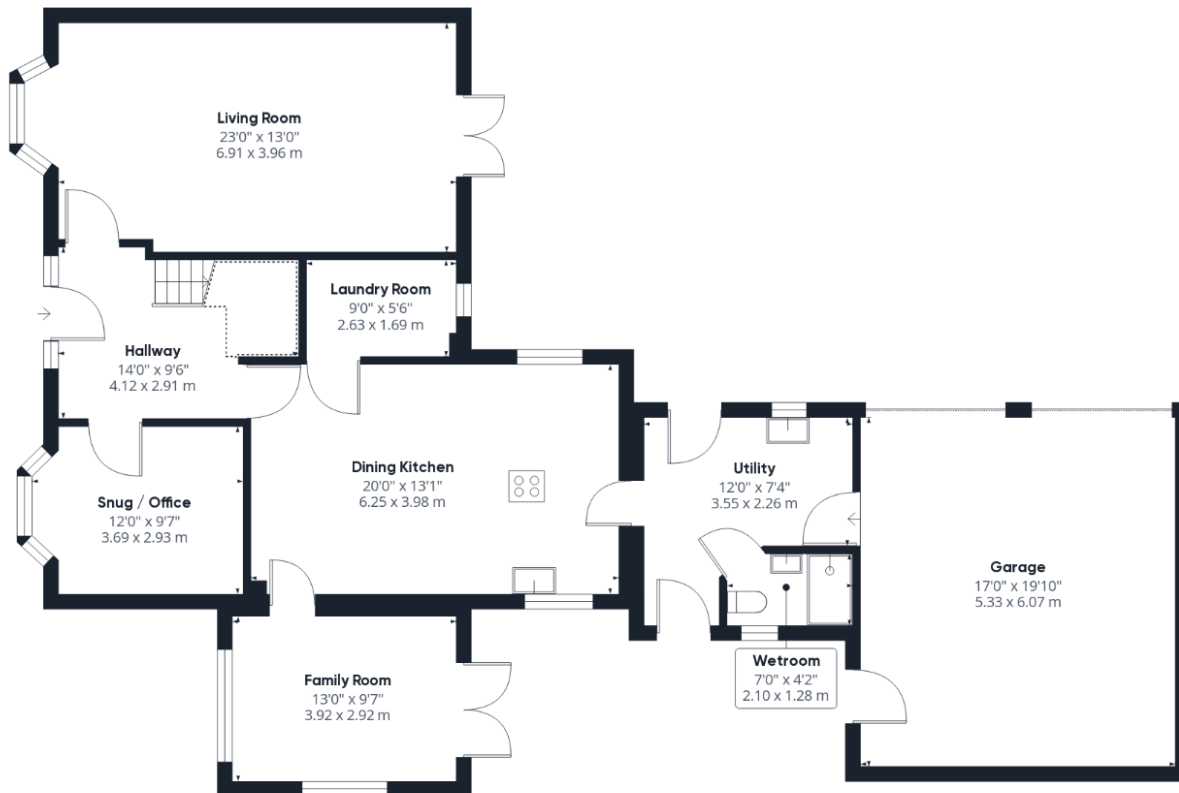
The property is approached to the side, through iron railed gates with brick columns flanking, up wide gravel driveway providing ample off-road parking for multiple vehicles and continuing to the **Double Garage** insulated with double doors to front and internal access from utility, light and power; housing floor standing oil fired Worcester boiler.

Alongside the gravel drive stands paved patio seating spaces, and a low maintenance style garden. Wood personnel gate leads through to the front garden, predominately laid to lawn with hedged boundaries, patio seating space to one corner and brick paved path leading around central water feature and to the front door, beneath storm porch.

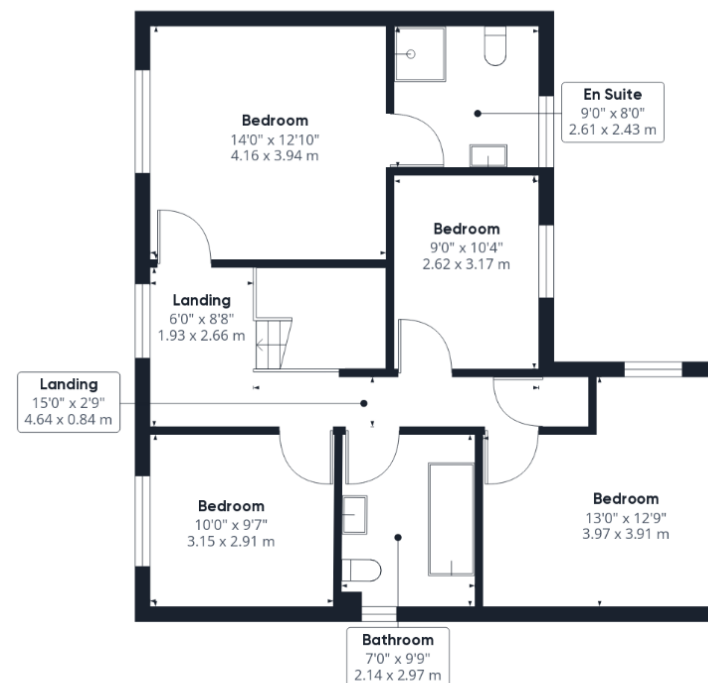
There is useful outside storage space located behind the garage, and a further seating space to the courtyard style garden nestled between the garage side and the family room.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2249.66 ft²

209 m²

Reduced headroom

26.16 ft²

2.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

Mains water, electricity, drainage. Oil fired central heating.

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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