



**Hillcrest**  
Ferry Road, Southrey. LN3 5TA

**BELL**



**NO ONWARD CHAIN!** Hillcrest is a spacious, three bedroom detached bungalow with large lounge to the front, and breakfast kitchen to the rear. With ancillary pantry and further storage alongside, and a conservatory to the rear, the property provides flexible space set to a generous plot with front and rear gardens.

The property enjoys a mid-Lincolnshire, rural, village location, in Southrey.

### ACCOMMODATION

*Entered to the front, through uPVC double glazed obscure sliding door with window alongside, to entrance porch, with further uPVC double glazed obscure door to...*

**Hallway** - with light to ceiling, carpet, electric heater. Power point, wood doors to storage cupboard. Wood to accommodation including...

**Lounge** - with uPVC double glazed window to front, lights to ceiling and wall. Electric fire to wood surround, electric heaters, carpet, multiple power points, tv point.

**Kitchen** - with uPVC double glazed window to rear, light to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Space and connection for electric cooker and under counter washing machine. Electric heater, carpet, multiple power points, wood sliding door to pantry. Upvc double glazed obscure door to...

**Side Lobby** - with uPVC double glazed window and patio door to side, light to ceiling. Tiled flooring, multiple power points, wood door to storage space. uPVC double glazed door to ...

**Conservatory** - with uPVC double glazed windows to sides and rear, patio door to rear.

**Bathroom** - with uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, pedestal sink, panel bath with electric shower over. Carpet, tiles to walls, electric heater, wood doors to airing cupboard.





**Bedroom** - with uPVC double glazed window to rear, light to ceiling, electric heater. Carpet, multiple power points.

**Bedroom** - with uPVC double glazed window to side, light to ceiling, electric heater. Carpet, multiple power points.

**Bedroom** - with uPVC double glazed window to front, light to ceiling, electric heater. Carpet, multiple power points.

## OUTSIDE

The property is approached to the front through double vehicle gates and up a concreted driveway, providing off road parking space and leading to the **Garage** - with up and over door, uPVC double glazed obscure window to side. Tap inside.

The front garden is laid to lawn with mature flowers and shrubs, and a path leading to the front door and round the side, through a gate, to the rear; ensure a child and pet friendly, secure space.

The rear garden is laid to lawn with a small pond inset; paved patio space off the conservatory and a path leading to the brick and tile store. Further sheet-framed shed, a timber summerhouse and a greenhouse complete the rear garden.

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

**ENERGY PERFORMANCE RATING: TBC**

**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.

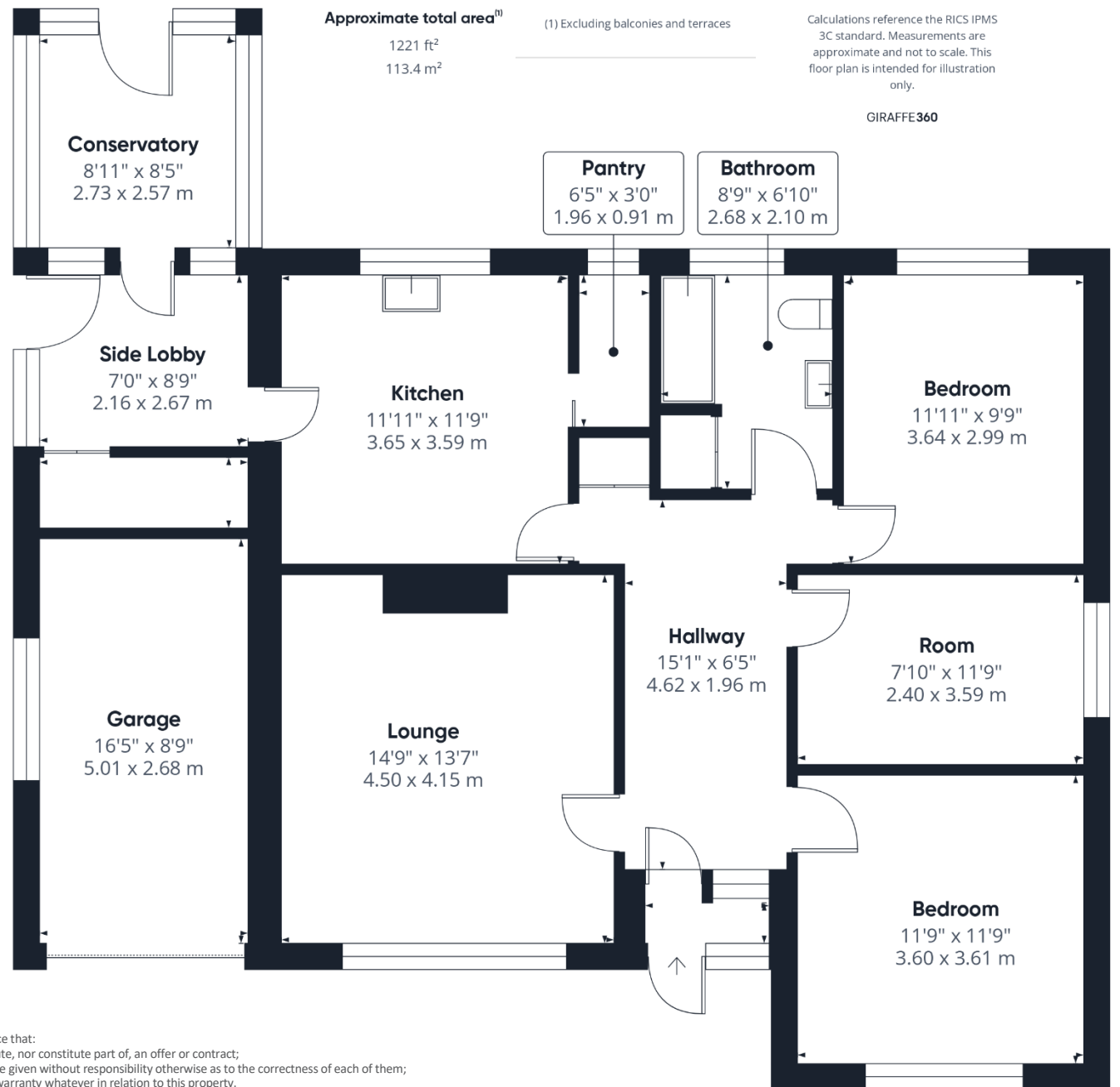
**VIEWING:** By arrangement with the agent's Horncastle Office  
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