



LINCOLN ROAD, NORTHBOROUGH, PE6 9BH
£350,000 FREEHOLD

A wonderful, detached bungalow set in generous and beautiful hard landscaped private gardens, within the ever-popular village of Northborough, just a short stroll to the local post office, pub and bus stop. Well-proportioned living space with large sitting room and kitchen dining, 2 double bedrooms.

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Set behind brick pillars you cross to extended gravel driveway and up to the attractive façade of this 1930's home, under the arch canopy storm porch, with decorative glass UPVC entrance door through to:

ENTRANCE HALL

A welcoming reception hall meanders out in front of you, with loft access, handy recessed coats cupboard and double airing cupboard, radiator, power points and doors spanning out to:

BEDROOM

14'5 x 10'11 a lovely bright room with traditional UPVC bay window to the front aspect, recessed hanging rails, radiator, power points and TV point.

BEDROOM

13'4 x 10'11 another light bedroom with matching traditional UPVC bay window to the front aspect, radiator, power points and views toward open fields.

BATHROOM

With frosted UPVC window to the side aspect, comprising a white three piece suite, low level WC, wash hand basin and panel bath with side mounted mixer shower taps over, ½ tiled walls, tiled flooring and radiator.

SITTING ROOM

22'7 x 14'4 a great space for the family to gather a long inviting room with decorative glass UPVC porthole window to the side aspect and UPVC window to the rear, brick-

built fireplace with flame effect gas fire inset, and timber mantle over, wall lights, radiator, power points TV point and archway through to:

GARDEN ROOM

13'11 x 12' a wonderful addition to the accommodation bringing the outside in with UPVC French doors onto the beautiful landscaped rear gardens, radiator and power points.

KITCHEN DINING

19'4 (max X 13'1 (max) a spacious and welcoming kitchen with ample space for coffee and cake around the kitchen table, with UPVC windows to both side aspects and further UPVC window to the rear, comprising a range of traditional vase and eye level storage units, incorporating straight edge work surface with sink inset and mixer tap over, range space, integrated dishwasher, integrated fridge, integrated washing machine, fridge freezer space, exposed brick, tiled flooring, radiator and power points.

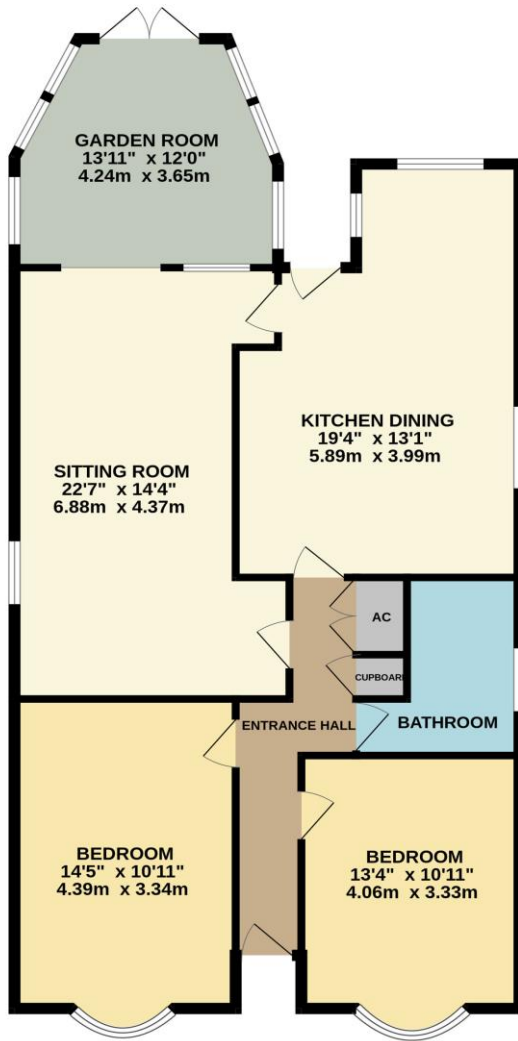
OUTSIDE

Well located within the ever-popular villager of Northborough, a short stroll to the local post office, pub and bus stop. The frontage is partially enclosed by mature hedging and low brick wall, set to gravel and offering off road parking for numerous vehicles, five bar pedestrian gate to the side leading through to the beautiful landscaped rear garden. A good size garden enclosed by mature hedging and fencing, extensive and private patio seating with timber summer house

and decked veranda, a timber bridge leads over an attractive water feature with well stocked floral and shrub beds, ample space for timber store shed and green house, large gravel seating areas with mature hedging and shaped shrubs, central decking with timber arbour and mature planting covering a shaded seating area, opening through to another hard landscaped gravel area with further mature planting including fruit trees and evergreens.



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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