



Charon Gate

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Ferry Road, Southrey, Lincolnshire LN3 5TA

Offers Over £400,000



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Lincoln – 13 miles
Grantham – 34 miles (with East Coast rail link to London)
Boston – 26 miles
Bardney 3 miles

(Distances are approximate)

A thoughtfully designed family home of some significant appeal pleasantly situated within this most appealing Lincolnshire village. Internally the property is enhanced by thoughtfully designed accommodation including four double bedrooms, three en-suites, three reception rooms and stylish kitchen. Half of the double garage has recently been converted into a superb room with patio doors and air conditioning providing many options such as family recreation room, gymnasium or a private area to work from home. Outside the property has ample parking for several vehicles, lawned gardens and integral garage. The village of Southrey is a peaceful village close to the River Witham having a traditional public house and many countryside walks including the water railway from Woodhall Spa to Lincoln. The village of Bardney close by has shopping, educational and social facilities and the Historic City of Lincoln is a short drive away.

Accommodation

Entrance into the property is gained through a glazed panel timber door into:

Reception Hall

With staircase to the first floor and having wood effect flooring, coved ceiling, dado rail, power points and door to:

Study 7' 1" x 7' 1" (2.16m x 2.16m)

With front aspect and having coving, wood effect flooring, radiator and power points.





Sitting Room 17' 10" x 11' 10" (5.43m x 3.60m)

A dual aspect room with cast iron stove set to open brick surround and tiled hearth. There are coved ceilings, radiator, power points and double doors to:

Dining Room 13' 0" x 13' 6" (3.96m x 4.11m)

Overlooking the garden through uPVC patio doors and having exposed timber flooring, coved ceiling, radiator, door returning to reception hall and serving hatch to:

Kitchen Diner 17' 11" x 10' 7" (5.46m x 3.22m)

With front aspect and having a stylish range of fitted units comprising porcelain sink drainer inset to solid timber worksurface over base units including space and plumbing for dishwasher. There is a range double oven with five ring electric hob, wall mounted cupboards above with downlighting and filter hood over the hob. There are coved ceilings, radiator, power points, door returning to the reception hall and door to:

Utility Room 14' 0" x 9' 6" (4.26m x 2.89m) max of an irregular shaped room

With fitted units comprising circular stainless steel sink inset to worksurface over base unit including space and plumbing for washing machine and larder cupboard to one end. The room is designed to provide a useful area for coats and boots. There are coved ceilings, radiator, power points, service door to the garage, uPVC door to side of property and door to:



Cloakroom

With a low-level WC, wash hand basin over vanity unit, coving and extractor fan.

Recreation Room/Office 17' 0" x 8' 8" (5.18m x 2.64m)

With sliding patio doors to front and having wood effect flooring, ceiling spot lights, wash hand basin over vanity unit, power points and air conditioning unit.

First Floor

Landing

A spacious landing with side aspect and having wood effect flooring, radiator, power points and door to:



Bedroom 1 17' 0" x 13' 4" (5.18m x 4.06m) extending to 17' 9" (5.41m)

A dual aspect room with a range of fitted wardrobes, overhead storage and bedside cabinets. There are two radiators, power points and door to **En-Suite** with a suite comprising tiled shower cubicle, low-level WC and pedestal wash hand basin.

Bedroom 2 19' 9" x 11' 0" (6.02m x 3.35m)

A dual aspect room with radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a radiator and extractor fan.

Bedroom 3 13' 6" x 10' 8" (4.11m x 3.25m)

With views over the Lincolnshire countryside and having radiator, power points and door to **En-Suite** with a low-level WC and wash hand basin.

Bedroom 4 13' 0" x 8' 9" (3.96m x 2.66m)

With attractive views and having radiator and power points.

Bathroom

With a white suite comprising panelled bath having shower over, wash hand basin and a low-level WC. There is a built-in airing cupboard, heated towel rail and extractor fan.

Outside

The property is approached through timber double gates over a driveway providing ample parking for several vehicles and leads to **Integral Garage 17' 0" x 9' 0" (5.18m x 2.74m)** with up and over door, power, lighting, service door into the property and door to recreation room. The remaining front garden with mature hedging to front boundary is laid to lawn with a variety of decorative shrubs to borders.

Further Information

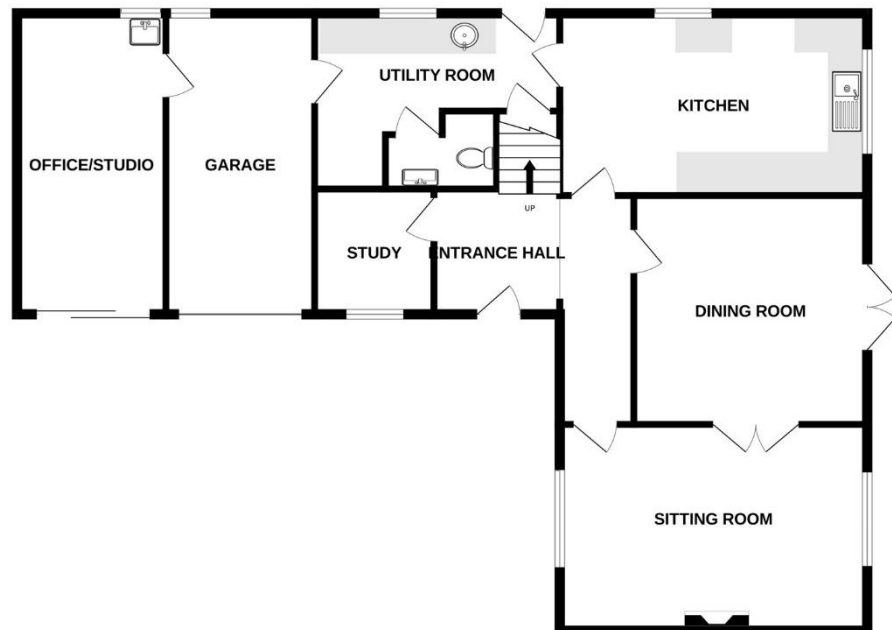
Mains water, electricity and drainage. Oil fired central heating. uPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = D
EPC Rating = C

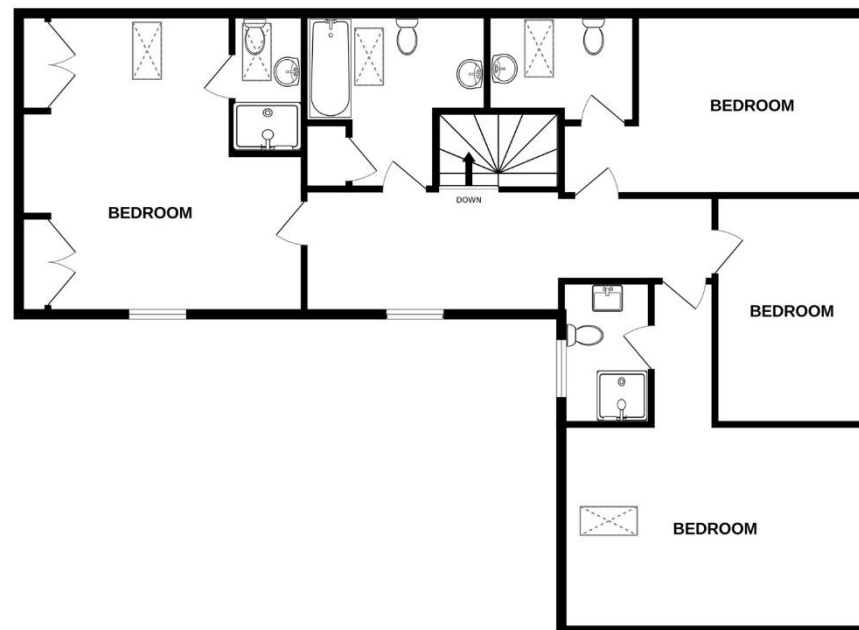




GROUND FLOOR



1ST FLOOR



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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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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