



The Owls Hoot

Thorpe Tilney Fen, Lincoln, Lincolnshire LN4 3RH

£250,000





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Lincoln – 17 miles

Grantham – 28 miles (with East Coast rail link to London)

Boston – 21 miles

Woodhall Spa – 5 miles

(Distances are approximate)

Pleasantly situated to a rural position along a single track lane stands this very well presented three bedroom semi-detached house. Internally the property is enhanced by its versatile living accommodation including breakfast kitchen, utility room, lounge diner and home office. Outside the property has off street parking for several vehicles, most appealing south facing gardens and open rural views over the Lincolnshire countryside from the front and rear. The shopping, social and educational facilities can be found within the nearby villages of Woodhall Spa and Metheringham, with its train connections to the historic City of Lincoln. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Porch

With tiled flooring, electric radiator, power points and uPVC door to:



Entrance Lobby

With tiled flooring, door to breakfast kitchen and door to:

Cloakroom

With high-level WC and wash hand basin.

Breakfast Kitchen 20' 3" x 14' 3" (6.17m x 4.34m) max of an irregular shaped room

A dual aspect room including uPVC patio doors to enjoy the south facing rear garden. There is a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a range double oven with five ring hot plate with tiled splash backs and filter hood over the hob. There is tiled flooring, radiator, power points and door to:

Inner Hall

With balustrade staircase to the first floor having cloak hooks beneath, wood effect flooring and door to:

Lounge Diner 14' 5" x 12' 7" (4.39m x 3.83m)

With double aspect overlooking the south facing rear gardens and having cast iron stove set to open brick surround, granite hearth and solid timber mantle. Inset to chimney alcove is fitted shelving and handy log store, wood effect flooring, radiator and power points. The dining area has fitted cupboards, radiator and power points.



Home Office 12' 3" x 7' 5" (3.73m x 2.26m)

With views from the front over the garden and countryside beyond. There is a fitted bookcase, wood effect flooring, radiator and power points.

Utility/Boot Room 11' 1" x 6' 1" (3.38m x 1.85m)

With front aspect and having space and plumbing for washing machine, shelving, radiator and power points.

First Floor

Landing

With access to roof space, power points, radiator and door to:



Bedroom 1 13' 0" x 12' 6" (3.96m x 3.81m)

With double aspect over the rear garden and the open Lincolnshire countryside beyond. There is a radiator and power points.

Bedroom 2 10' 11" x 9' 0" (3.32m x 2.74m)

With front aspect and having radiator and power points.

Bedroom 3 11' 5" x 10' 0" (3.48m x 3.05m)

Currently used as a studio and having views over the rear garden, built-in double wardrobe, radiator and power points.

Bathroom

With a white suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring and radiator.

Outside

The property is approached over a gravelled driveway providing side by side parking for several vehicles. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is predominantly laid to lawn with a wide variety of mature shrubs and hedging to borders. There is paved patio area off the kitchen. The remaining rear garden has been used for the growing of vegetables with plots.

Further Information

Mains water and electricity with drainage to a private system. Oil fired central heating. UPVC double glazing.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155

DISTRICT COUNCIL TAX BAND = A

EPC Rating = E

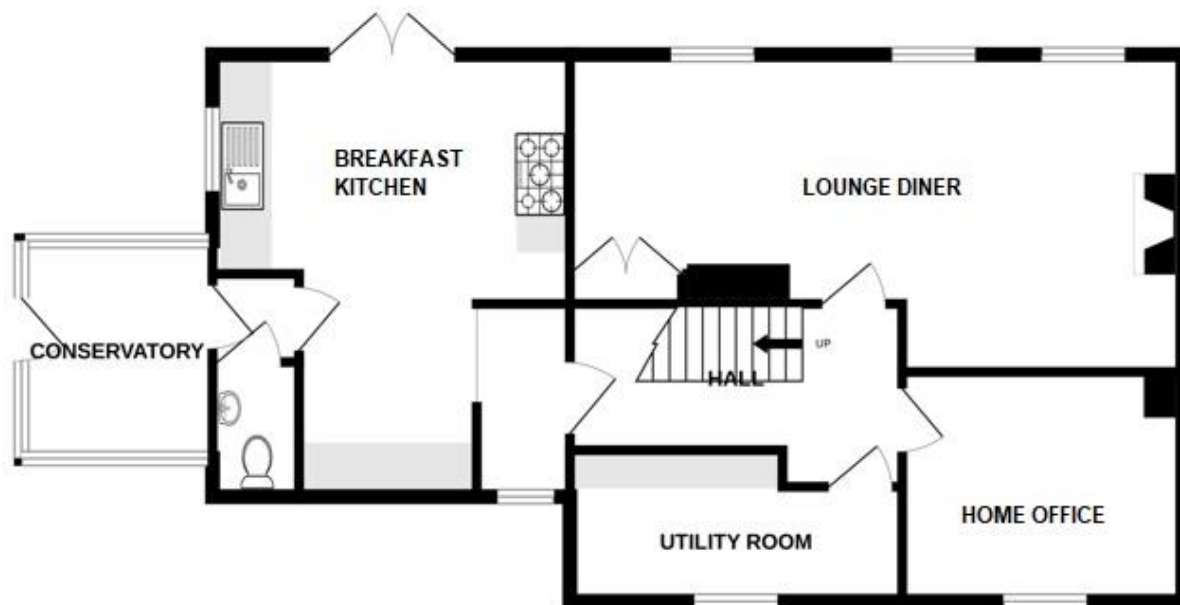
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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.

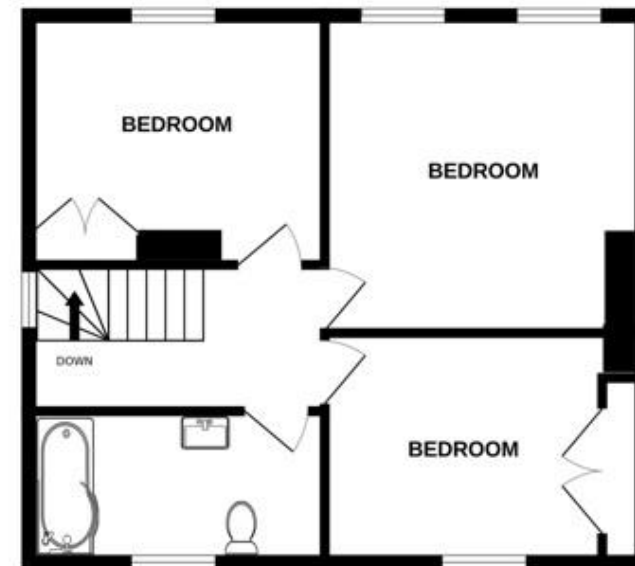




GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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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