



Iona
Lowthorpe, Southrey, Lincoln, Lincolnshire LN3 5TD

£375,000

BELL



Iona

Lowthorpe, Southrey, Lincoln LN3 5TD

Lincoln – 13 miles

Grantham – 34 miles with East Coast rail link to London

Boston – 26 miles

(Distances are approximate)

Iona is a spacious three-bedroom bungalow, providing versatile accommodation to a large plot with driveway parking, double garage, lawned garden and orchard. Located on a no-through road and facing south to the rear, the accommodation is both bright and private. A generous lounge leads through to the dining room; with serving hatch from breakfast kitchen. Accommodation is complete with shower room, bathroom, three bedrooms and a rear conservatory. The property has an EV charging point and owned solar PV panels.

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 is close by having shopping, educational and social facilities and the Historic City of Lincoln is a short drive away.



Accommodation

Entrance Lobby

With uPVC double glazed windows to front and side and door to side. Having light to wall, tiled flooring, electric heater and uPVC double glazed obscure door with window alongside to:

Reception Hallway

With wood effect ceramic tiled flooring, wooden doors to storage space and multiple power points. There are wooden doors to accommodation including:



Lounge 19' 0" x 14' 10" (5.79m x 4.52m)

With uPVC double glazed window to front and arched window to side. There are lights to ceiling and walls, open grate fireplace for smokeless fuel and wood set to brick and tile surround, television point, multiple power points and arched doorway to:

Dining Room 12' 4" x 9' 11" (3.76m x 3.02m)

With uPVC double glazed French doors to rear, radiator and multiple power points.

Breakfast Kitchen 13' 9" x 11' 11" (4.19m x 3.63m)

With uPVC double glazed window to rear and having storage units to base and wall levels and sink and drainer set to roll edge worktop. There is a CDA double oven, five ring hob beneath extractor, space and connections for upright fridge-freezer and under counter dishwasher. There is wood effect ceramic tiled flooring, radiator, multiple power points and wooden obscure glazed door to:

Rear Lobby

With uPVC double glazed obscure door to side, tiled to floor and half height to walls, wooden doors to utility and to:

Shower Room

With uPVC double glazed obscure window to rear and having low-level WC, walk-in shower cubicle with tiled surround, monsoon and regular heads over and hand wash basin with storage units above. There is a wall mounted Worcester boiler, heated towel rail and tiled flooring.

Utility Room

With roll edge worktop with space and connections beneath for washing machine and dryer. There are multiple power points, tiled flooring and wooden door to further storage space.

Bedroom 1 14' 11" x 11' 11" (4.54m x 3.63m)

With radiator, multiple power points and uPVC double glazed French doors to:

Conservatory 14' 9" x 10' 10" (4.49m x 3.30m) max

With uPVC double glazed windows to side and rear and French doors to rear. There is laminate wood effect flooring, electric heater and multiple power points.

Bathroom 8' 11" x 5' 9" (2.72m x 1.75m)

With uPVC double glazed obscure window and having low-level WC, hand wash basin, P shaped bath with shower, tiled flooring and heated towel rail.





Bedroom 15' 8" x 9' 7" (4.77m x 2.92m)

Currently used as a hobby room. With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 11' 0" x 9' 8" (3.35m x 2.94m)

With uPVC double glazed window to front, radiator and multiple power points.

Outside

The property is approached to the front over a double-ended, gravelled driveway, providing parking space to the front and continuing through vehicle gates to further parking and the **Double Garage 20' 0" x 17' 6" (6.09m x 5.33m)** with light, power, EV charging point and boarded loft storage with fold down steps and lighting. At the rear of the garage is a lean-to, large enough to house a ride-on lawn mower with power and lighting.

The garden is initially laid to patio setting off the back of the property, stepping down to a lawn with mature trees and flowers throughout, garden store and chicken run. Gated off to the rear is further lawned space, populated by an enviable series of mature fruit trees, bristling with produce; and further trees including a sturdy oak.

Further Information

Owner Solar PV panels.

Mains electric, water and drainage. LPG gas central heating. UPVC double glazing.

Local Authority: West Lindsey District Council, The Guildhall, Beaumont Street, Marshall's Yard, Gainsborough DN21 2NA. Tel No:01427 676676.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 04.09.2025







TOTAL FLOOR AREA: 1875 sq.ft. (174.2 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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