



# Holmbury

Ferry Road, Southrey, Lincoln. LN3 5TA



# Holmbury, Ferry Road, Southrey



'Well Loved' Detached Bungalow in the blissfully peaceful Hamlet of Southrey. Anyone who loves an outdoor lifestyle or simply a quiet spot, couldn't wish for anywhere more perfect. There are Riverside walks nearby and part of the Viking Walk, alternatively you can wander out into one of the many woodland walks nearby to enjoy a back to nature feel. There is a village pub to help which contributes to a great community and a pretty, local church. There is a bus route that can access other neighbouring villages and out into Horncastle and Lincoln.

This bungalow enjoys views from all rooms, to the front there are open fields and there are orchards to the rear.

## ACCOMMODATION

**Reception Hall** having uPVC main entrance door, built in linen cupboard, access to roof space, coving and radiator. Access to loft. White panelled doors to accommodation including:

**Living Room** having double glazed bow window to the front with open field views; fireplace with electric fire inset, coving and double radiator.

**Breakfast Kitchen** having double glazed window to rear garden and orchard views; a range of fitted wall and base units, roll top work surfaces with inset one and a half bowl, single drainer, stainless steel sink unit inset Tiled floor and splash backs, Worcester oil fired boiler. Half uPVC double glazed door to:

**Garden Room** with half uPVC double glazed door to garden, double glazed windows to side and rear with orchard and garden views.





**Bedroom 1** having double glazed window to the front with farmland views; coving and radiator.

**Bedroom 2** having double glazed window to rear with garden and orchard views; coving and radiator.

**Bedroom 3** having window to rear with garden and orchard views; radiator and coving.

**Re-Fitted Shower Room** with double glazed window to the rear; comprising white suite of corner shower cubicle, corner W.C and pedestal wash basin. Tiled to full height with double radiator.

**Separate WC** with double glazed window to the rear and low level WC.

## OUTSIDE

There is a block paved driveway providing parking and access to **Single Garage** with up and over door. The front garden is laid to lawn with flower borders and mature shrubs.

The rear garden has a side access, shaped lawn, flowerbeds and patio area. There is a Summerhouse and also a garden shed.

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

**ENERGY PERFORMANCE 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.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

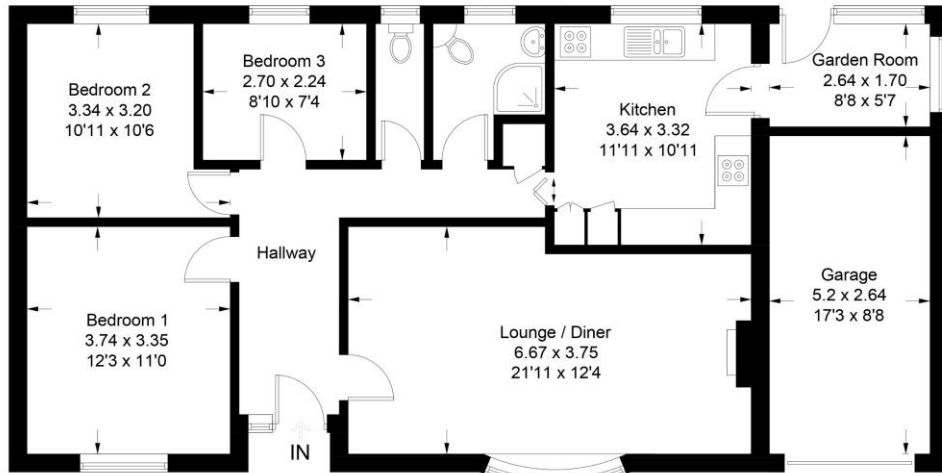
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

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Brochure prepared 29.2.2024

## Holmbury

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft  
Garage = 13.9 sq m / 149 sq ft  
Total = 102.8 sq m / 1106 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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