



Lime View, South Heath Lane,
Fulbeck, NG32 3HU



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£270,000

- Sought After Village Location
- Detached Bungalow
- Lounge
- Breakfast Kitchen
- Garden Room
- Three Bedrooms
- Shower Room
- Single Garage
- Freehold
- Energy Rating E



Located in the sought after village of Fulbeck you will find this detached bungalow which is being sold with no onward chain. The property enjoys views to the front and has accommodation comprising Lounge, Breakfast Kitchen, Garden Room, Three Bedrooms and Family Bathroom. Outside there is a driveway that leads to a single garage and you will also find gardens to the front with a patio seating area. If you think that this is a property which suits your needs please call the office today and book your viewing.

ACCOMMODATION

SIDE ENTRANCE PORCH

Having uPVC half glazed entrance door and side panel, uPVC double glazed window to the side, space and plumbing for washing machine.

LOUNGE DINER

6.48m x 2.86m extending to 4.0m (21'4" x 9'4" extending to 13'1")

With two uPVC double glazed windows to the front aspect, three double radiators, storage cupboard and electric fire set in brick surround.

BREAKFAST KITCHEN

1.84m x 3.63m (6'0" x 11'11")

Having half obscure double glazed uPVC door and uPVC double glazed window looking into the porch, a range of base level cupboards and drawers with matching eye level cupboards, inset stainless steel corner one and a half bowl sink and drainer, inset ceramic hob with oven beneath, stainless steel splashback and stainless steel extractor over, tiled splashbacks and tiled floor.



GARDEN ROOM

1.94m x 2.20m (6'5" x 7'2")

Having uPVC double glazed windows and uPVC double glazed sliding patio door to the front patio.

BEDROOM 1

3.14m x 3.66m (10'4" x 12'0")

Having uPVC double glazed window to the front and side aspect, radiator.

BEDROOM 2

3.08m x 3.45m (10'1" x 11'4")

With uPVC double glazed window to the side aspect radiator and fitted wardrobe.

BEDROOM 3

1.87m x 4.12m (6'1" x 13'6")

With uPVC double glazed window to the side and rear aspect and radiator.

SHOWER ROOM

1.38m x 2.89m (4'6" x 9'6")

With two uPVC obscure double glazed windows to the side, a stylish suite comprising corner shower cubicle having electric shower within, wall mounted floating wash basin and a contemporary WC., tiled flooring, fully tiled walls and a heated towel rail.

OUTSIDE

A driveway leads to the detached single garage. The bungalow is set well back from the road and has a lawn, a patio seating area to the front and side and established borders. It is not overlooked from the front. There is also a GREENHOUSE and oil storage tank.

GARAGE

2.78m x 5.14m (9'1" x 16'11")

With uPVC up-and-over door, power and lighting.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.



COUNCIL TAX

There is no rating available for this property.

DIRECTIONS

From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of Grantham along Manthorpe Road passing the hospital and proceed through Manthorpe, past Belton and Syston and through Barkston. Take the left turn after leaving Barkston on to the A607 and follow this road through Carlton Scroop and Normanton on Cliffe and continue along then passing Frieston and Caythorpe and on to Fullbeck. Proceed down the hill and as you reach the top towards the bend take the immediate right turn and the property is on the left on the corner on Lime Tree Close.

FULBECK

Fulbeck is conveniently located between the market towns of Grantham and Newark and the City of Lincoln but also with excellent links to Sleaford and handy for RAF Cranwell. The village itself has the Hare & Hound public house and restaurant and there is also a thriving sports and social club. There is farm shop, petrol station and store and Post Office close by in Leadenham.

In terms of education, the surrounding villages of Caythorpe, Cranwell, Brant Broughton and Leadenham all have primary schools, there is a mixed comprehensive school at Welbourn and excellent boys and girls Grammar schools in Grantham and Sleaford. Private education is available at Lincoln Minster School which has a bus service from the village.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

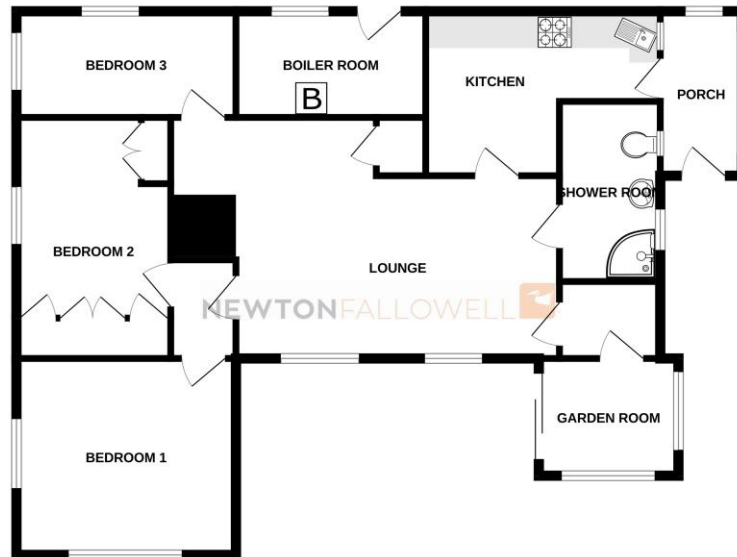
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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