



Mellows Close, Reepham



**£339,999**

- Detached Bungalow
- Four Bedrooms
- En-suite Shower Room
- Conservatory
- Split level Lounge/Diner
- Modern Fitted Kitchen
- Freehold
- EPC rating C



Newton Fallowell are pleased to offer for sale this modern and spacious detached bungalow situated within the village of Reepham. The property has accommodation comprising: Hall, Lounge/Dining Room, Kitchen, Cloakroom, Conservatory, Four Bedroom, En-Suite Shower Room and Family Bathroom. Outside there are gardens to front and rear along with a Driveway and Integral Garage.

### Entrance Hall

With door to side elevation and door into the garage.

### Cloakroom

Window to side, wash basin and W.C.

### Lounge/Diner 19'10" x 13'10"

Bow window to the front, two windows to the side and a radiator.

### Kitchen 13'10" x 9'10"

Window and door to side, range of base and eye level units with inset sink unit and built-in oven and hob.



### Bedroom One 10'11" x 10'10"

Window and door to rear, radiator and door to:

### En-Suite

Window to side, wash basin, W.C and shower enclosure.

### Bedroom Two 14' x 12'

With window to side and patio doors to the rear.

### Bedroom Three 13' x 11'10"

Window to side and a radiator.

### Bedroom Four 9'7" x 7'9"

Window to side and a radiator.

### Bathroom

Window to side, wash basin, W.C and panelled bath with shower over.

### Conservatory 14' x 12'

With French doors opening onto the rear garden.

### Outside

To the front of the property is a block paved driveway leading to the Integral Garage. There is a pathway to the side of the property leading to the rear garden which has been hard landscaped in the main with a further gated off section of garden beyond.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





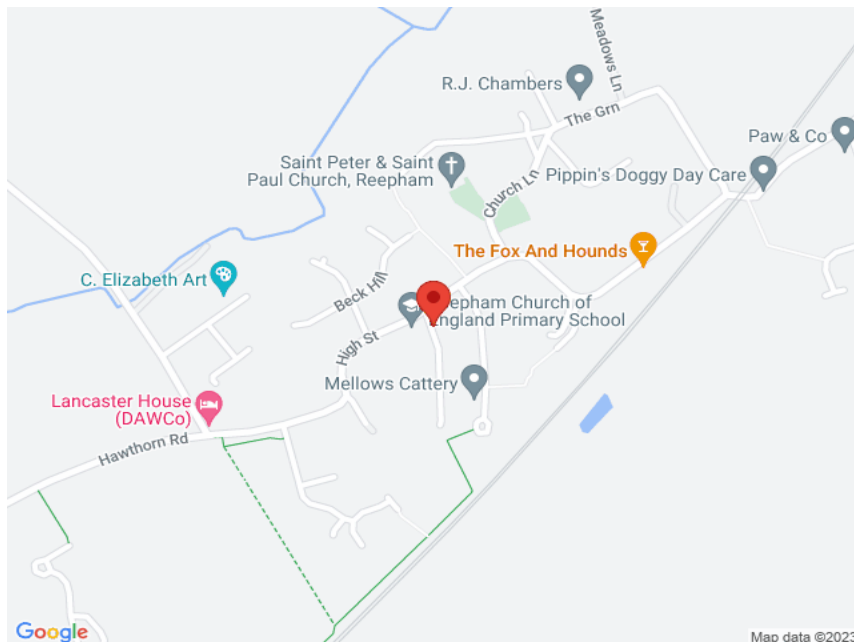
GROUND FLOOR



MELLOWS CLOSE, REEPHAM, LN3 4DT

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk