



Fosse Lane, Thorpe-on-the-Hill

 4  2  4

Freehold

Guide price £650,000-£675,000



Key Features

- Extended Detached House
- Four Double Bedrooms
- Four Reception Rooms
- 4kw Solar Panels - Owned
- OFH & SUDG
- Double Garage
- EPC rating C





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Individually designed and extended this detached house now features a 21ft Lounge, 26ft Open Plan Kitchen Living Space with vaulted ceiling, Snug, Dining Room with bi fold doors and ceiling lantern, Study, WC and Utility to the ground floor with a Galleried Landing, Four Double Bedrooms, En Suite and Family Bathroom to the First Floor. The Property also benefits from its owned 4kw Solar PV Panels and has a Double Garage, Extensive Parking, Gardens and Wooden Framed Outdoor Entertaining Space.



Entrance

The property is entered via a partly glazed wooden door to the front elevation leading to the hallway with window to the front, radiator, tiled flooring, exposed brick feature wall, stairs to the first floor landing with understairs storage.

Lounge

21'0" x 12'1" (6.4m x 3.7m)

With bay window to the front elevation, window to the rear elevation, two windows, exposed brick chimney breast with gas fired stove, wall light points and exposed floorboards.



Snug

11'0" x 9'11" (3.4m x 3m)

With engineered wood flooring, radiator, double sided wood burning stove and opening through to dining room.

Dining Room

17'4" x 10'6" (5.3m x 3.2m)

With windows to the rear elevation, bi-fold door to the garden, roof lantern, radiator and engineered wood flooring.

Open Plan Kitchen Living Space

25.50" x 21.20" (7.7m x 6.46m)

Open plan living space with kitchen area and dining area with built in bench seating, sitting area, vaulted ceiling, french doors to the garden, windows to side and rear elevations. The kitchen features a range of base and eye level units with granite worktop, undermounted sink with instant hot water tap, range cooker point, housing for fridge freezer, centre island with breakfast bar, integrated wine cooler and tiled flooring.

Utility

11'2" x 9'11" (3.4m x 3m)

With built in storage cupboards, bespoke fitted units with worktop, ceramic butler style sink, built in oven and plumbing for washing machine.

Rear Hallway

With internal access to double garage, door to the side elevation and radiator.

Study

12'1" x 8'4" (3.7m x 2.5m)

With window to the rear elevation and radiator.

First Floor Landing

With galleried landing, window to the front elevation, built in storage cupboard and radiator.





Bedroom 1

14'1" x 13'8" (4.3m x 4.2m)

With window to the rear elevation, radiator, range of fitted wardrobes and dressing table with access into en suite shower room.

Bedroom 2

22'4" x 11'1" (6.8m x 3.4m)

With windows to the front elevation, velux window to the rear elevation, radiator and fitted wardrobes.

Bedroom 3

12'1" x 12'5" (3.7m x 3.8m)

With window to the rear elevation, radiator and fitted wardrobes with dressing table.

Bedroom 4

12'1" x 8'10" (3.7m x 2.7m)

With window to the front elevation and radiator.

Bathroom

11'6" x 6'5" (3.5m x 2m)

With window to the rear elevation, heated towel rail, double ended roll top bath, corner shower cubicle, vanity unit with wash basin and low level wc.

En Suite Shower Room

8'4" x 5'1" (2.5m x 1.6m)

With window to the side elevation, radiator, corner shower cubicle, vanity unit with twin basins and low level wc.

Outside

The property is approached via wooden gates leading to the front drive with extensive block paved parking. Gated access leads to the side and rear with fenced area for oil tank. The rear garden has a lawned area with well stocked flower beds, patio area to the rear, raised sleeper vegetable garden, oak framed outdoor entertaining area with bar.



Garage

18'1" x 18'8" (5.5m x 5.7m)

With two sets of double wooden doors, power and light connected, internal door to rear hallway.

Solar Panels

4kw owned solar panel installation fitted March 2012 with feed in tariff income from 2023 of £2106.

Tenure

Freehold

Agents Note

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Floorplan

GROUND FLOOR
1770 sq.ft. (164.5 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 2824 sq.ft. (262.3 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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