



Aisthorpe, Lincoln



**£340,000**

- Four Bedroom Dormer Bungalow
- One Bedroom Self Contained Annex
- 31ft\* Kitchen Diner
- Three Bathrooms
- Ample Parking
- Wet Room
- Freehold
- EPC rating C



Spacious Four Bedroom Detached Dorma Bungalow, located in the rural village of Aisthorpe. Offering countryside views, with easy access to Lincoln City Centre. The property has been refurbished throughout and offers accommodation: Entrance Hall, Lounge, Kitchen Diner, Sitting Room, Three Double Bedrooms with Ensuite to main and Family Bathroom to the ground floor. To the first floor, there is a self-contained one bedroom annex with open plan Living Kitchen, Bedroom and En Suite. Outside the property, to the front there is a block paved driveway with room for three cars and gravel area for extra parking. To the rear of the property, there is an enclosed landscaped patio garden. The property benefits from Gas Central Heating, uPVC Double Glazing and Mains Drainage

#### Entrance Hall

Door and window to front aspect and built in storage cupboard.

#### Lounge 14'11" x 13'5" (4.5m x 4.1m)

Window to front aspect.





### Dining Kitchen 31'0" x 9'10" (9.4m x 3m)

Doors and windows to both front and rear aspect and two windows to side aspect. Fitted with a range of wall and base units with worktops over, Inset sink with drainer, electric double oven, four ring induction hob, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, wine fridge and radiator.

### Sitting Room 13'9" x 11'11" (4.2m x 3.6m)

Windows and patio doors to rear aspect and radiator.

### Bedroom One 13'10" x 10'4" (4.2m x 3.1m)

Window to side aspect, built in wardrobes and radiator.

### Bedroom Two 12'2" x 8'0" (3.7m x 2.4m)

Window to side aspect and radiator.

### Bedroom Three 11'10" x 9'10" (3.6m x 3m)

Window to front aspect and radiator.

### Ensuite

Fitted with single shower cubicle, low level WC, wash hand basin and radiator.

### Annex Entrance

Door to front aspect and stairs to first floor.

### Annex Living Kitchen Area 19'1" x 14'1" (5.8m x 4.3m)

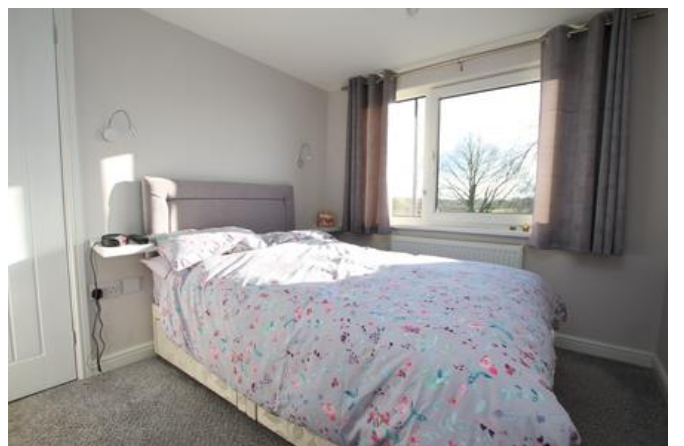
Windows to front and side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, two ring induction hob, integrated dishwasher, space and plumbing for washing machine and radiators.

### Annex Bedroom 9'10" x 8'4" (3m x 2.5m)

Window to front aspect, fitted wardrobes and radiator.

### Annex Shower Room 15'3" x 4'6" (4.6m x 1.4m)

Fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.



GROUND FLOOR  
1330 sq.ft. (123.5 sq.m.) approx.



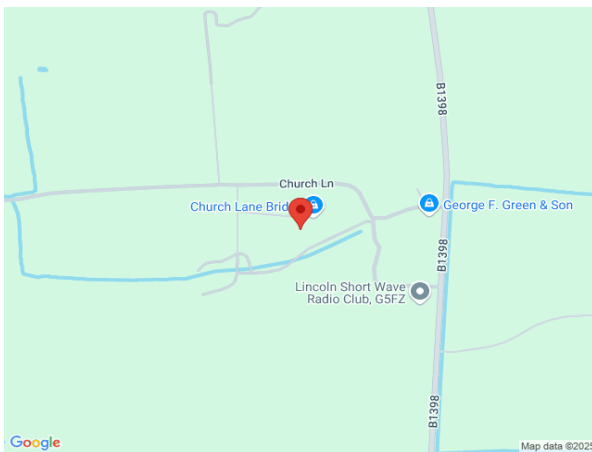
1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



MYTHOLM, AISTHORPE LINCOLN LN1 2SG

TOTAL FLOOR AREA : 1813 sq.ft. (168.5 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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