



Main Street, Lincoln



£350,000

- Detached Bungalow
- Four Bedrooms
- Bathroom and En-Suite
- Detached Garage
- NO ONWARD CHAIN
- Two Reception Rooms
- Freehold
- EPC rating D



Spacious four bedroom Detached Bungalow, situated in the heart of the village of Torksey. The Old Post Office dates to pre 1800's and has been extended in recent years to make this 1500sq ft* home. The property benefits from Oil Fired Central Heating and being sold with NO ONWARD CHAIN.

The accommodation on offer consists of Entrance Hall, Kitchen, Lounge, Dining Room, Four bedrooms with En-Suite to Master and Family Bathroom. Outside the property there is a gated driveway to the front leading to a Single Detached Garage, lawned garden and to the rear there is a lawned garden with patio area.

Entrance Hall

External doors to front and side aspect. Access to airing cupboard.

Kitchen

4.27m x 2.58m (14'0" x 8'6")

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four ring electric hob with extractor over, electric single oven, dishwasher, space and plumbing for washing machine and space for fridge freezer.

Lounge

3.97m x 4.27m (13'0" x 14'0")

Window to side aspect and radiator.



Dining Room

4.41m x 3.45m (14'6" x 11'4")

Patio doors to side aspect and radiator.

Bedroom One

3.8m x 5.43m (12'6" x 17'10")

Window to side aspect and radiator.

En-Suite

3.03m x 2.11m (9'11" x 6'11")

Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Bedroom Two

4.17m x 3.44m (13'8" x 11'4")

Bay window to side aspect and radiator.

Bedroom Three

3.03m x 2.58m (9'11" x 8'6")

Bay window to side aspect and radiator.

Bedroom Four

2.79m x 2.56m (9'2" x 8'5")

Bay window to side aspect and radiator.

Bathroom

3.03m x 2.03m (9'11" x 6'8")

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

Outside

To the front of the property there is a gated driveway with parking for up to four cars leading to a detached single garage. To the rear of the property there is a lawned garden with patio area.

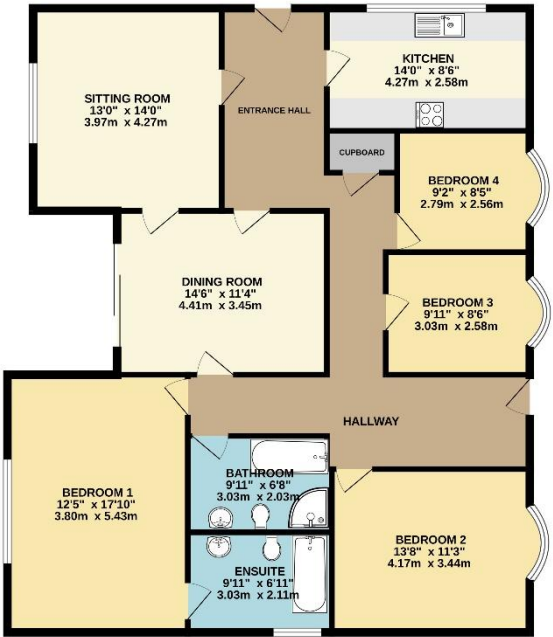


Agent Note

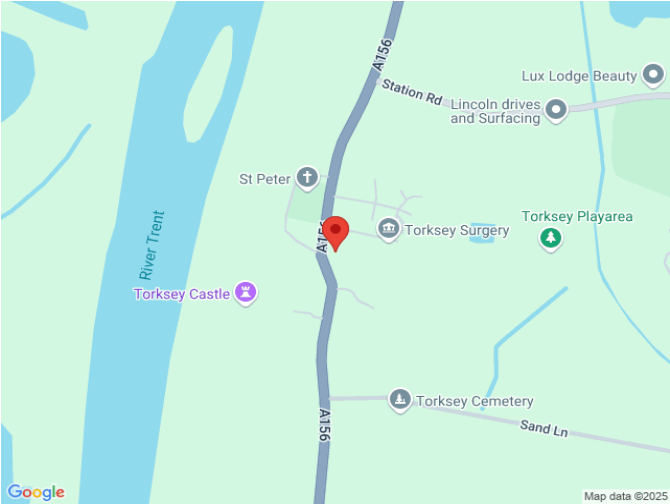
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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

Floorplan

GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



THE OLD POST OFFICE, MAIN STREET, LN1 2EE
TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other items are approximate and the responsibility to check for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The landlord, agent and the estate agent have not been asked to give any guarantee as to their accuracy or otherwise for the plan.
Made with Metaphor 10/25



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk