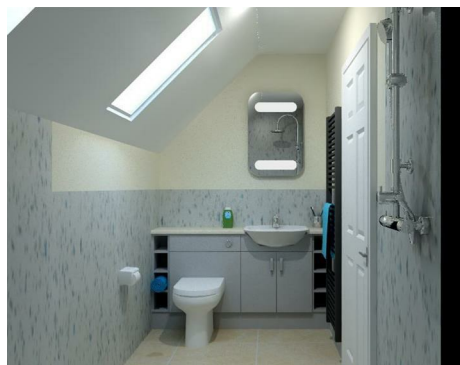




High Street, Reepham

Lincoln, Lincolnshire, LN3 4DP

£439,995



NEWLY BUILT Semi Detached House built to a high specification. The accommodation comprising of entrance hall, lounge, kitchen diner with bi fold doors opening onto the garden, utility room, first floor landing, four bedrooms, en suite shower rooms to the master bedroom and bedroom two, family bathroom and integral single garage to include fully fitted kitchen with built in appliances including dishwasher, fridge freezer, washer dryer and five ring hob. There are high quality fitments to the downstairs cloakroom, two en suites and family bathroom with two bedrooms having fitted wardrobes. Outside there is parking to the front leading to a spacious integral garage and rear garden.

Ground Floor Layout



Entrance Hall
6'10" x 17'8" (2.105 x 5.39)

Lounge
14'10" x 20'5" (4.54 x 6.23)

Open Plan Kitchen/Diner
17'3" x 18'1" (5.27 x 5.53)

Utility
6'1" x 10'8" (1.855 x 3.26)

First Floor Layout



Bedroom One
13'10" x 16'4" (4.23 x 5.0)

En Suite to Bedroom One
3'7" x 9'10" (1.1 x 3)

Bedroom Two
10'0" x 12'2" (3.06 x 3.72)

En Suite to Bedroom Two
5'6" x 10'0" (1.7 x 3.06)

Bedroom Three
13'1" x 16'0" (4.0 x 4.9)

Bedroom Four
7'2" x 8'10" (2.19 x 2.705)

Garage
19'7" x 10'0" (5.98 x 3.065)

Rear Elevation



Front Elevation



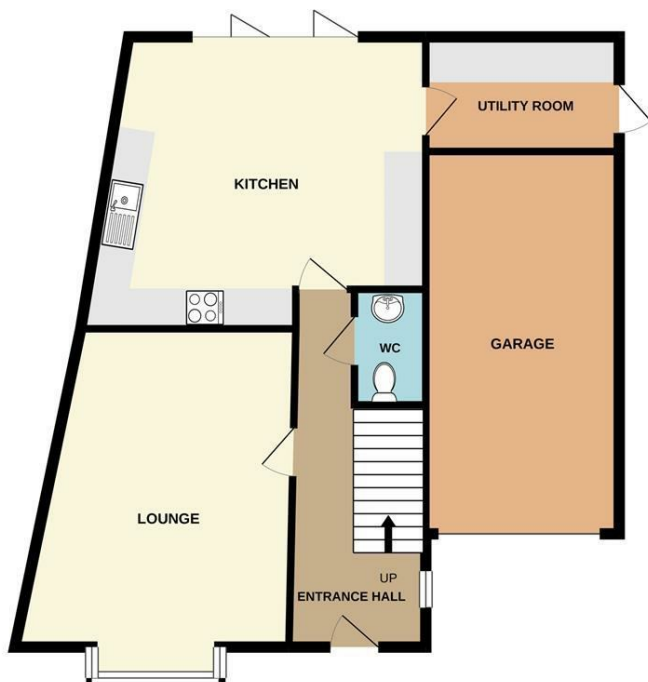
Site Plan



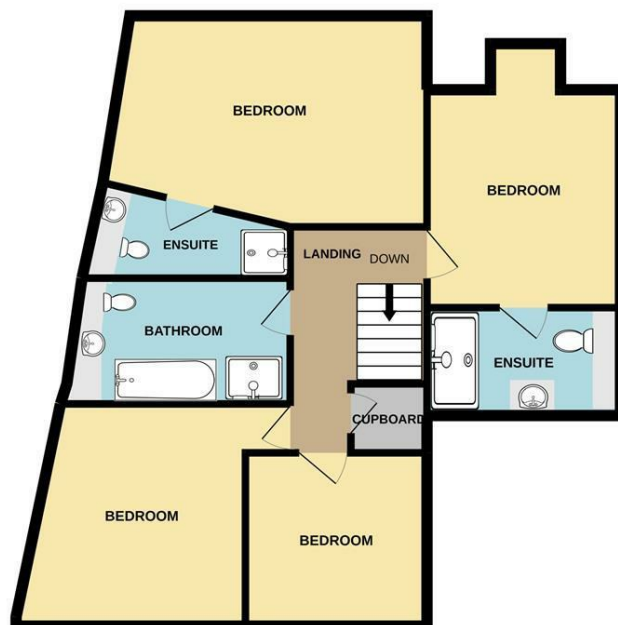
Agent Notes

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
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.8 sq.m.) approx.



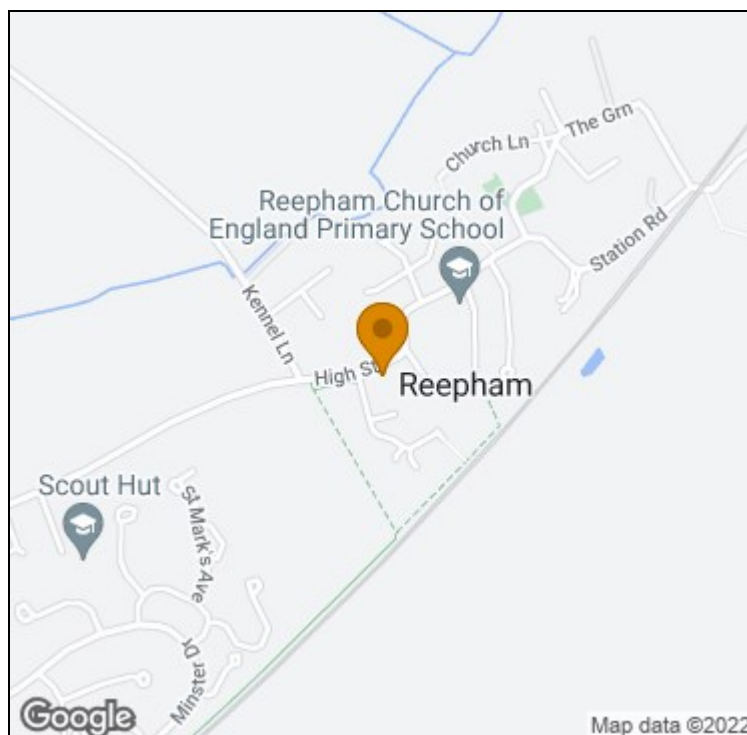
PLOT 2, HIGH STREET, REEPHAM, LN3 4DP

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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.
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk