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Cliff Road, Spridlington



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£3 00,000



**ESCAPE TO THE COUNTRY!** Situated in the popular village of Spridlington. Enjoying **OPEN FIELD VIEWS** across the rear. The **EXTENSIVE** and **IMMACULATELY PRESENTED** accommodation provides plenty of space for all the family. Occupying a generous plot with exceptional gardens front and rear! **VIEWING ADVISED**

### Key Features

- Exceptional Detached Bungalow
- Popular Village Location
- Open Field Views
- Immaculately Presented Throughout
- Entrance Hall, Lounge, Kitchen Diner
- 3 Double Bedrooms, Bathroom
- EPC rating D
- Tenure: Freehold





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## Situation

Spridlington is a village and civil parish in the West Lindsey district of Lincolnshire. It is situated approximately 9 miles East of Market Rasen. 8 miles north from the city of Lincoln, approximately 3 miles north of Welton and the ever popular William Farr School (one of the very best schools in the area). Welton also boasts all necessary facilities including; St Marys Church, St Marys Primary School, Library, The Black Bull pub, Welton Health Centre, Dentist, Co-op, Post Office, off-license, hairdressers, florist, a range of takeaways and chemist & newsagents. Welton further benefits from sporting facilities including a golf course with driving range, skate park and football pitches.

## Entrance Hall

6.08m x 1.61m (19.9ft x 5.3ft)

uPVC entrance hall, adjoining side screen, radiator, storage cupboard and roof void access with ladder to storage and hobby room

## Lounge

3.66m x 4.56m (12ft x 15ft)

uPVC double glazed windows to front and side aspects, radiator and feature portugese limestone fireplace with electric fire inset

## Kitchen Diner

5.51m x 3.87m (18.1ft x 12.7ft)

a range of fitted wall and base units, breakfast bar, integrated fridge freezer, integrated washing machine, integrated Bosch dishwasher, electric Neff oven, 4 ring Bosch hob, tiled splash backs, laminate flooring, 2 radiators, uPVC double glazed windows to side and rear aspect and uPVC side entrance

## Bedroom 1

5.71m x 2.99m (18.7ft x 9.8ft)

uPVC double glazed window to front aspect and radiator

## Bedroom 2

5.81m x 2.76m (19.1ft x 9.1ft)

uPVC double glazed window to rear aspect and radiator

## Bedroom 3

3.04m x 2.6m (10ft x 8.5ft)

uPVC double glazed window to rear aspect and radiator

## Bathroom

2.59m x 2.73m (8.5ft x 9ft)

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and uPVC double glazed window to side aspect



## Gardens

occupying a generous plot with manicured gardens to both front and rear. The front garden being mostly laid to lawn with planted shrubs. The rear is again mostly laid to lawn, with paved patio area, vegetable plots, timber shed. Within the garden sits a newly fitted septic tank system up to current regulations

## Garage

4.87m x 3.18m (16ft x 10.4ft)

up and over door, oil boiler, uPVC double glazed window to side aspect, power and lighting

## Driveway

gated driveway providing ample off road parking for a number of vehicles

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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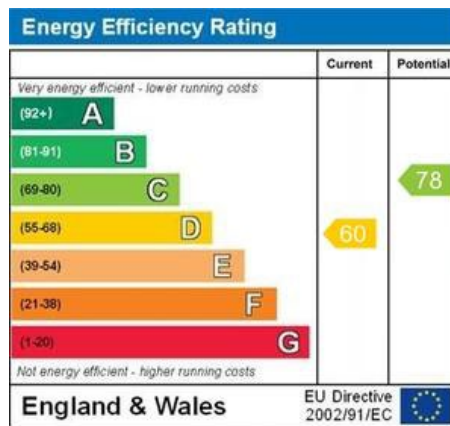
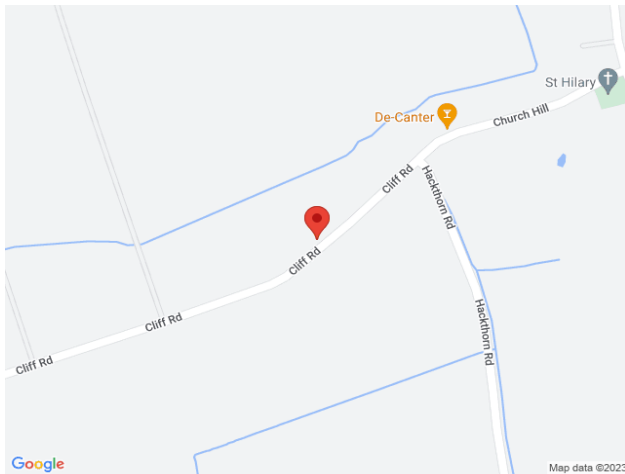




Approximate total area<sup>(1)</sup>  
1244.67 ft<sup>2</sup>  
115.63 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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