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The Haven, High Thorpe, Southrey LN3 5TB



When it comes to
property it must be





Offers Over - £400,000



Beautifully presented four bedroom detached family home situated in rural village location. On a generous plot with amazing countryside views to the rear. A must view to fully appreciate! * CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR *

Key Features

- Downstairs Study
- En - suite to Master
- Large Converted Games Room
- Countryside Views
- Four Bedrooms
- Tenure : Freehold
- EPC rating D
- Council Tax Band : E





Introduction

We are delighted to present this four bedroom detached family home located in the rural village location of Southrey. Briefly comprising of entrance hall, lounge, dining room, kitchen, utility room, study, cloakroom and large games room (converted double garage). To the first floor there are four bedrooms, with en suite to the master and family bathroom. Outside, the property occupies a generous plot, with large driveway with ample parking area. To the rear there is a fully enclosed garden, mainly laid to lawn, with stunning views of the open countryside. There is also a patio and decked seating area. The property is fully double glazed and has an electric heating system. Council Tax Band : E

Situation

Southrey is a quaint and character rich village 12 miles outside of Lincoln which enjoys the 'Old England' feel. With a newly taken over public house, Church of St John, and a village hall this village has a wonderful community feel to it. Although being a small traditional village in the countryside, Southrey has access to an abundance of amenities in other local areas such as; Bardney (3 miles), Woodhall Spa (9 miles) and Lincoln (12 miles). The property is also in the catchment area for Bardney which has a top rated school.

Entrance Hall

Bright and airy entrance hall, with external door to the front aspect, stairs to the first floor with under stairs storage space.

Study

Useful home office space, with fitted storage shelves, radiator and window to the front aspect.

Cloakroom / WC

Partly tiled, with low level WC, wash hand basin, and storage cupboard.

Kitchen

Tiled floor, with range of fitted wall and base units with contrasting roll edge work surfaces, tiled splashbacks, stainless steel sink unit, range cooker with extractor and space for fridge freezer. Window to the rear aspect and leading to utility room.

Utility Room

Extra fitted units, with space and plumbing for washing machine and tumble dryer, and window to the rear aspect.

Games Room

Excellent extra living space (converted double garage) with windows to the front and rear aspects, radiator and door leading to rear garden.

Lounge

With large window to the front aspect, feature fireplace and radiator. Leading to dining room.

Dining Room

With sliding patio doors leading to the rear garden and radiator.

Landing

With round feature timber window to the front aspect, radiator and access to loft space.

Master Bedroom

With window to the front aspect, radiator and useful walk in wardrobe with ample hanging and shelving space.

En - suite

Fully tiled with low level WC, vanity wash hand basin, walk in double shower, extractor fan and window to the side aspect.

Bedroom

Good size double bedroom with window to the rear aspect and radiator

Bedroom

With window to the rear aspect and radiator.

Bedroom

With window to the front aspect and radiator.

Family Bathroom

Fully tiled with jacuzzi style bath and shower, wash hand basin, low level WC, extractor fan and window to the rear aspect.

Outside

To the front of the property there is a large driveway providing ample parking and lawned area with established trees and shrubs. With large garden to the rear, mainly laid to lawn, including garden sheds.





Ground Floor Building 1



Approximate total area⁽¹⁾

1750.22 ft²
162.60 m²

Reduced headroom

1.66 ft²
0.15 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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