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Glen-Dell, Hatton



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When it comes to
property it must b


lovelle



£375,000



SPACIOUS DETACHED BUNGALOW IN RURAL VILLAGE LOCATION. Comprising entrance hall, lounge diner, kitchen, utility, 3 bedrooms & bathroom. With Generous gardens front and rear, stunning countryside views, extensive driveway, double garage, store & workshop. NO ONWARD CHAIN

Key Features

- Spacious Detached Bungalow
- Excellent Village Location
- Stunning Views of Countryside
- Entrance Hall, Lounge Diner
- Kitchen, Utility Room
- 3 Bedrooms, Bathroom
- EPC rating TBC
- Tenure: Freehold





Situation

Hatton is a small, attractive village set in the heart of the Lincolnshire countryside, offering a peaceful rural setting while remaining well connected. Surrounded by open fields and picturesque farmland, it's an ideal location for those who enjoy outdoor pursuits, with plenty of scenic walks and cycling routes nearby. The village is just a short drive from Wragby, where you'll find everyday amenities, and within easy reach of the historic city of Lincoln, known for its cathedral, castle, and excellent shopping. Hatton's welcoming community, quiet lanes, and unspoilt surroundings make it a wonderful place to call home for families, couples, and retirees alike.

Entrance Hall

2.93m x 2.27m (9'7" x 7'5")

uPVC entrance door, 2 radiators, storage cupboard and roof void access

Lounge Diner

6.52m x 5.98m (21'5" x 19'7")

double glazed windows to front and side aspects, 3 radiators, feature fire place and uPVC French doors

Kitchen

2.72m x 3.39m (8'11" x 11'1")

a range of fitted wall and base units, stainless steel sink unit, electric oven, 4 ring hob, integrated fridge, tiled splash backs, tiled flooring, radiator, double glazed window to rear aspect and uPVC rear entrance door

Utility Room

2.27m x 2.68m (7'5" x 8'10")

a range of fitted wall and base units, stainless steel sink unit, oil fired boiler, space and plumbing for washing machine, space for under counter freezer, tiled splash backs, tiled flooring, radiator and uPVC rear entrance door

Bedroom 1

3.67m x 4.24m (12'0" x 13'11")

double glazed window to front aspect, radiator, fitted wardrobes and laminate flooring

Bedroom 2

4.2m x 2.69m (13'10" x 8'10")

double glazed window to front aspect, double glazed window to side aspect, radiator and laminate flooring

Bedroom 3

2.71m x 2.77m (8'11" x 9'1")

double glazed window to rear aspect, radiator and fitted wardrobes

Bathroom

2.7m x 2.66m (8'11" x 8'8")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, fully tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Gardens

generous gardens of approximately 0.3 acre, being mostly laid to lawn, with paved patio area, vegetable plot and a range of mature shrubs and trees with stunning countryside views

Double Garage

6.14m x 5.55m (20'1" x 18'2")

electric up and over door, power, lighting, roof void access, double glazed window to side aspect and uPVC side entrance door

Store Room

5.83m x 2.8m (19'1" x 9'2")

power, lighting and window to side aspect

Outdoor WC

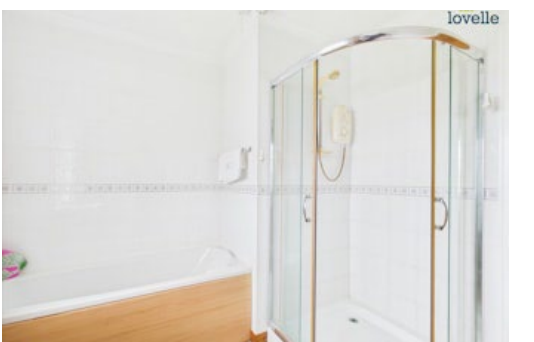
0.95m x 1.88m (3'1" x 6'2")

low level WC, hand wash basin, tiled splash backs and tiled flooring

Workshop

7.21m x 3.75m (23'8" x 12'4")

timber entrance doors, power, lighting and window to side aspect



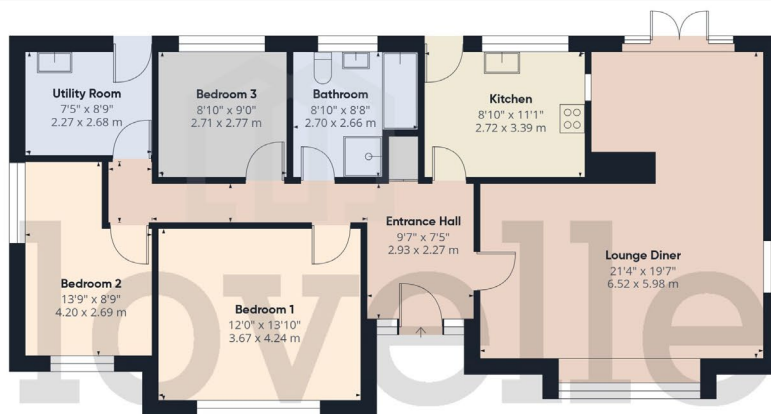


Agents Notes

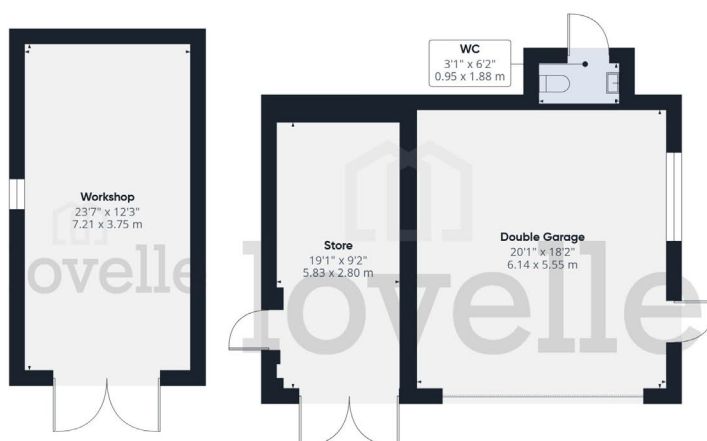
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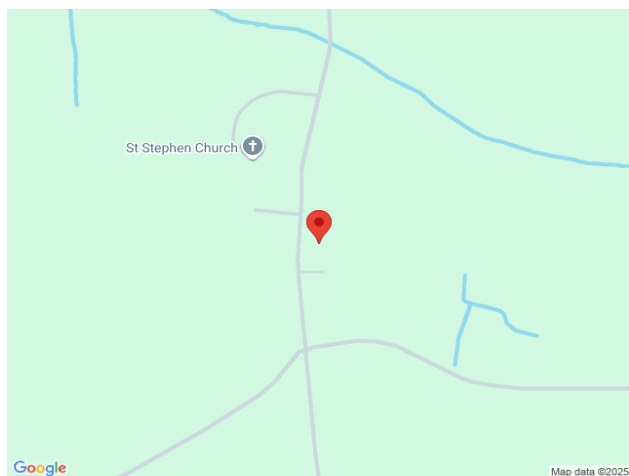
Ground Floor Building 1



Approximate total area[®]
1947 ft²
180.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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