



**The Willows, Lincoln Road**  
**Torksey Lock, LN1 2EL**



Book a Viewing!

**£395,950**

Substantial Three Bedroom Detached Bungalow occupying a generous non estate plot within the popular village of Torksey Lock. Well maintained throughout and offering spacious accommodation ready to move into, the property benefits from an air source heat pump, double garage, extensive parking, conservatory, en-suite facilities and excellent potential for purchasers to personalise over time if desired. The accommodation comprises of an entrance hall, lounge, dining room, kitchen/diner, utility room, boot room, conservatory, three double bedrooms, en-suite shower room, family shower room, double garage and gardens to the front and rear.



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**LOCATION**

The Willows enjoys a pleasant position within Torksey Lock, a unique waterside village situated where the historic Fossdyke Navigation meets the River Trent. Surrounded by open countryside and scenic waterways, the area is particularly popular with those seeking a quieter pace of life whilst remaining within easy reach of larger settlements. Residents can enjoy an abundance of countryside walks, cycling routes and waterside attractions, together with local landmarks including Torksey Castle, the lock itself and the surrounding towpaths. Nearby villages and towns provide a range of everyday amenities, while the area remains well connected for travel further afield.

Despite its tranquil setting, Torksey Lock offers excellent accessibility. Saxilby is nearby and provides rail connections towards Lincoln, Doncaster and Sheffield, whilst Lincoln, Gainsborough and Newark-on-Trent are all within convenient reach. Newark's East Coast Main Line services also offer direct connections to London, making the location attractive for both downsizers and commuters alike.



## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance hall accessed via a glazed entrance door with accompanying frosted side panel, laminate flooring, radiator and access to the loft space.

### LOUNGE

14' 4" x 11' 11" (4.37m x 3.63m) With a bay window to the front aspect, additional side window, feature fireplace incorporating a log burning stove and mantel surround provides an attractive focal point, while the room flows directly into the dining area.

### DINING ROOM

10' 5" x 9' 10" (3.18m x 3m) With radiator and direct access to both the kitchen/diner and conservatory. The open arrangement creates a natural flow through the principal living accommodation and offers ample space for formal dining or entertaining.

### KITCHEN/DINER

11' 7" x 10' 5" (3.53m x 3.18m) A fitted kitchen incorporating a range of base units with complementary work surfaces, tiled splashbacks, integrated fridge and freezer, electric hob with extractor over, electric oven, stainless steel sink, large rear facing window overlooking the garden, spotlights, radiator and direct access to the adjoining utility room.

### UTILITY ROOM

With additional base and wall mounted storage units, integrated dishwasher, 1 ½ bowl sink, tiled flooring, radiator, spotlights and extractor. A door leads directly through to the boot room.

### BOOT ROOM

With extensive UPVC glazing overlooking the garden, tiled flooring and direct access outside. The room provides an ideal boot room, secondary entrance or additional storage area.

### BEDROOM 1

17' 2" x 10' 7" (5.23m x 3.23m) With windows to both the front and side aspects, mirrored sliding door wardrobes, radiator and direct access to the en-suite shower room.

### EN-SUITE

Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with vanity storage, Mermaid style wall boarding, heated towel radiator, extractor, spotlights, LED illuminated mirror, laminate flooring and frosted window.

### BEDROOM 2

14' 3" x 9' 1" (4.34m x 2.77m) With windows to both the side and rear aspects, radiator and built-in wardrobe storage.

### BEDROOM 3

10' 5" x 10' 1" (3.18m x 3.07m) With windows to the front aspect and radiator.





#### SHOWER ROOM

9' 4" x 9' 1" (2.84m x 2.77m) With large mains fed shower, WC and wash hand basin with vanity storage, Mermaid-style wall boarding, heated towel radiator, LED illuminated mirror, extractor, spotlights, laminate flooring and a useful built-in cupboard housing the hot water cylinder.

#### CONSERVATORY

11' 1" x 10' 3" (3.38m x 3.12m) With full UPVC surround, tiled flooring, French doors leading directly onto the garden and further double doors opening back into the main accommodation.

#### STORE

With walk-in storage cupboard located off the main hallway, ideal for linen storage and general household items.

#### OUTSIDE

To the front, the bungalow is set well back from the road behind established hedging and mature planting, creating an attractive approach and a good degree of privacy. A substantial driveway provides parking for numerous vehicles and is complemented by lawned areas, block paved pathways and a covered entrance porch. The rear of the property continues the generous theme, with further driveway parking, lawned gardens, block paved areas and secure fenced boundaries. The plot offers excellent outside space for entertaining, gardening or simply enjoying the peaceful surroundings, with direct access to the double garage.

#### DOUBLE GARAGE

21' 4" x 18' 11" (6.5m x 5.77m) A substantial double garage fitted with two electric roller doors, power, lighting, side window and personnel door providing convenient access to the rear garden.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Air Source Heat Pump.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C (West Lindsey District Council).

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

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**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

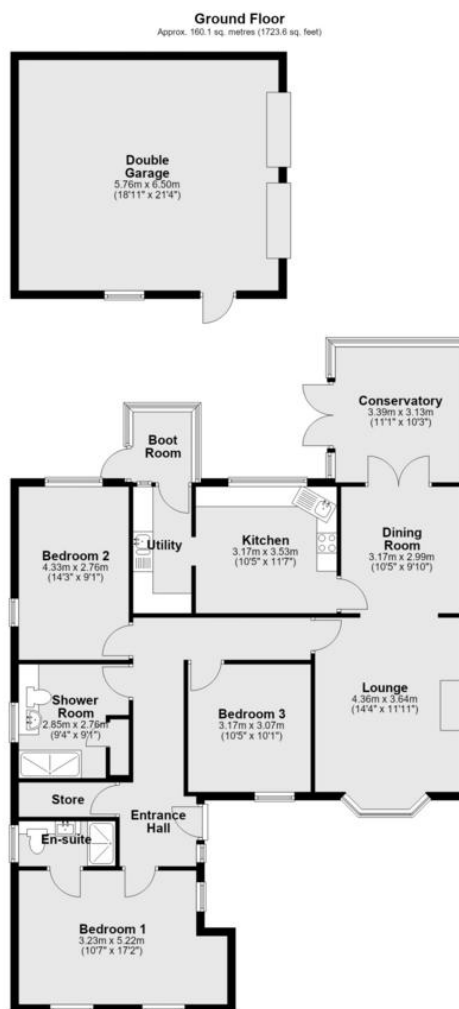
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Total area: approx. 160.1 sq. metres (1723.6 sq. feet)



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