



***The Orchards, Main Road,
Edlington, LN9 5RJ
Asking Price Of £320,000***



- Detached Two Bedroom Bungalow
- Superb Rural Location
- Requires Updating
- Large Garden, Ample Room to Extend (Subject to PP)
- Numerous Useful Outbuildings
- NO UPWARD CHAIN

Offered to the market with no onward chain, this detached two-bedroom bungalow presents an excellent opportunity for modernisation and offers significant potential to extend, subject to the necessary planning permissions. The property benefits from solid fuel central heating, uPVC double glazing throughout, and owned solar panels. Set within a generous plot with a range of useful outbuildings, it also enjoys attractive open countryside views.





RECEPTION HALL Having radiator, wall thermostat, telephone point and built-in shelved storage cupboard.

LOUNGE 17' 9" x 13' 7" (5.41m x 4.14m) Having feature open fireplace and hearth, two radiator, centre and wall lights.

DINING KITCHEN 17' 9" x 11' 0" (5.41m x 3.35m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Space and plumbing for washing machine, solid fuel boiler, double radiator, built-in shelved PANTRY cupboard, built-in airing cupboard housing the hot water tank and built-in shelved storage cupboard with sliding doors.

BEDROOM ONE 12' 5" x 12' 0" (3.78m x 3.66m) With radiator and built-in wardrobe.

BEDROOM TWO 10' 6" x 10' 4" (3.2m x 3.15m) With radiator and built-in wardrobe.

BATHROOM 7' 4" x 7' 3" (2.24m x 2.21m) Having panelled

bath with electric shower over, pedestal hand basin and low level WC. Fully tiled walls, radiator and mirror medicine cabinet.

OUTSIDE - INTEGRAL GARAGE 25' 0" x 9' 0" (7.62m x 2.74m) With up-and-over and rear personal door, power and light connected.

CARPORT 21' 8" x 14' 3" (6.6m x 4.34m) To the side of the property, with electric light and up-and-over and personal door leading through to the rear garden.

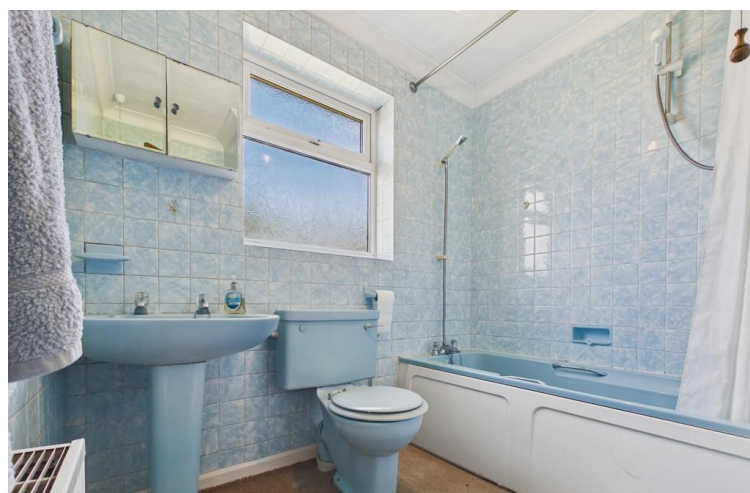
THE GARDENS The property is approached over a tarmac driveway with turning area and with lawn gardens flanked by flower and shrub beds. To the rear are substantial gardens mainly laid to lawn with a covered area, ideal for a log store. Numerous outbuildings two GREENHOUSES, CONTAINER, LARGE WORKSHOP with attached TWO OPEN STORES, TWO SINGLE GARAGES and large open NISSAN HUT to the rear of the garden.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band C.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agents - Walters.





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		