



Fosse Lane, Thorpe-On-The-Hill, Lincoln

Asking Price £575,000


MARTIN & CO

Fosse Lane, Thorpe-On-The-Hill,
Lincoln

House - Detached

4 Bedrooms, 2 Bathrooms

Asking Price £575,000

- Extended Family Home
- Potential to Further Develop (STPP).
- Conservatory with Underfloor Heating
- Over 30ft Living Room and Modern Spacious Kitchen Diner
- Double Sided Multi Fuel Stove
- Renewable Energy to include Solar Panels and Solar Boost
- Generous Non-Estate Private Plot
- Horseshoe Driveway and Detached Garage
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - D



Extended detached family home with the potential to extend further (STPP), offering a generous non estate plot within the popular village of Thorpe on the Hill. This property boasts flexible living with a ground floor bedroom and shower room to suit disabled requirements, older children wanting that personal space or even as a guest bedroom. Internally comprising of an entrance hall with ground floor bedroom and shower room, utility room, modern spacious kitchen diner, over 30ft living room, conservatory, three further bedrooms and a bathroom. Externally offering private front and rear gardens, driveway parking for multiple vehicles and a detached garage. Viewings would be considered highly recommended to fully appreciate the offering of this property.

There are owned solar panels on the property with a feed-in

tariff generating an annual income for the property. Further renewable imagery from the Solar Boost on the hot water supply.

This property is centrally located in Thorpe on the Hill with the village being approximately a mile from the A46 offering convenient access to both Lincoln and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing. The local parish coordinate village events, plus there is a regularly held community cafe. Whisby Nature Park is only a short distance away offering walks, exhibitions, cafe and a shop.

EPC Rating - C
Council Tax Band - D
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Entrance Hall

PVC front entrance door and side panels, wood effect tiled flooring, radiator, light fitting, alarm control panel, stairs rising to the first floor with the mains consumer unit and electric meter housed below.

Utility Room

14'3" x 12'7"

Formally the integral garage. Base and eye level units with laminated work surfaces, tiled splash and an inset stainless steel sink and drainer. Space and plumbing for both a washing machine and tumble dryer. Spot lit ceiling, side PVC window, carpet and tile effect laminate flooring, housing both the floor standing Oil boiler and the pressurised water cylinder with Solar Boost. Additional consumer unit and PV isolator plus access to the rear of the shower cabin.

Hall

Continued floor tiling, light fittings and a half glazed PVC rear door giving access to the garden.

Shower Room

7'5" x 5'6" (max measurements).

Fully tiled room with a concealed cistern WC and vanity wash basin plus a Vidalux double cubicle steam shower boasting touch controls with massage jets, overhead rainfall and handheld showers. Heated towel rail, spot lit ceiling and extractor.

Bedroom

14'1" x 12'6" (max measurements).

PVC rear bay window, carpet flooring, spot lit ceiling and a radiator.

Kitchen Diner

24'6" x 11'5"

Modern base and eye level units with quartz work surfaces, matching upstand and an inset composite sink and drainer. Fully fitted with a range of appliances to include a Neff double oven, Neff five ring induction hob with extractor over, integrated full size fridge and separate freezer plus a

dishwasher. Centrally offering a breakfast bar island with additional storage and a granite work surface. PVC bay window to the front, wood effect tiled flooring, ceiling lighting and a radiator.

Living Room

31'8" x 12'8" (max measurements).

PVC bay window to the front with PVC French doors to the rear leading out to the garden plus further PVC side windows, carpet flooring, ceiling and wall lighting, two radiators and a double sided multi fuel stove with hearth and wood mantle.

Hall

Wood effect tiled flooring, radiator, light fitting, glazed double door access to the living room with PVC sliding patio doors to the conservatory and a half glazed PVC door to the garden.

Conservatory

16'1" x 11'2"

Part brick, part PVC construction with underfloor heated tiles and PVC French doors to the garden. Lighting to both the ceiling and wall.

Stairs / Landing

Carpet flooring, light fitting and access to the main loft. To the right of the stairs gives access to further eaves storage with lighting.

Bedroom

9'0" x 9'0"

PVC window to the rear aspect, carpet flooring, radiator and ceiling lighting.

Bedroom

11'11" x 8'11"

PVC window to the rear aspect, carpet flooring, radiator and ceiling lighting. Walk-in access to the eaves for storage.

Bedroom

11'4" x 9'10" (measured to fitted wardrobes).

PVC window to the front aspect, carpet flooring, radiator, ceiling lighting and fitted bedroom furniture.

Bathroom

6'2" x 5'8"

Fully tiled room with a modern three piece suite comprising of a concealed cistern WC, vanity wash basin and a panel bath. PVC front window, heated towel rail, spot lit ceiling with extractor and plinth feature lighting.

Detached Garage

23'11" x 9'1"

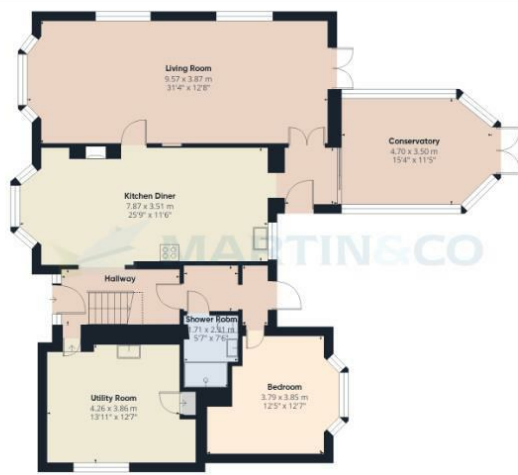
Up and over door to both ends, side window and lighting.

Outside

The front boasts a private, non estate position with a tarmac horseshoe driveway providing ample off road parking. The front garden has a hedge front to the road, laid lawn with planted trees and shrubbery. Gated access to both sides leading to the rear. To the rear is a generous and private garden being mostly laid to lawn, with a natural perimeter enclosing the planted borders and trees. Further boasting a landscaped patio area with decorative stonework and raised beds plus a covered bar area which has power having previously been used for a hot tub. Externally the rear benefits from lighting, power and water supplies. The sale includes the substantial 'railway' shed, summer house and greenhouse. There are double gates leading to the detached garage.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
187.5 m²
2019 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.