



50A CHURCH LANE
LINCOLN, LN3 4AD

£520,000
FREEHOLD

This quality bespoke architect designed residence of some considerable appeal, offering a surprisingly expansive range of four-bedroom family accommodation (GIFA 2,120 ft² / 197 m²) which is very discreetly located within private sheltered grounds of 0.28 of an acre (sts) on the southern country fringe of the ever popular east Lincoln village of cherry Willingham. This marvellous dormer bungalow was built of beam and block construction in 2006. There is appealing oak and elm wood finishing in many areas of the accommodation. Accommodation comprises; entrance hallway, central hallway, substantial living room, dining room, dining kitchen, downstairs bedroom/home office, utility and cloakroom to first floor; large landing, three bedrooms with en-suite to master, bathroom to first floor.



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Approximate Gross Internal Area (Excluding Eaves)

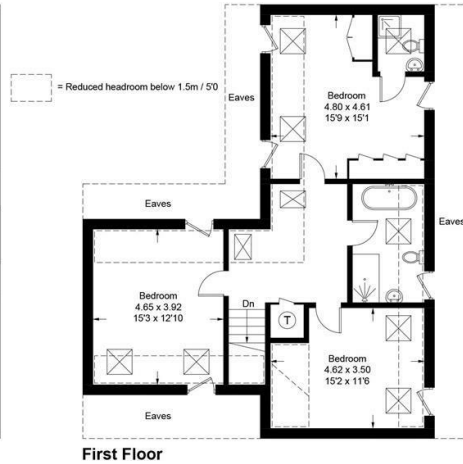
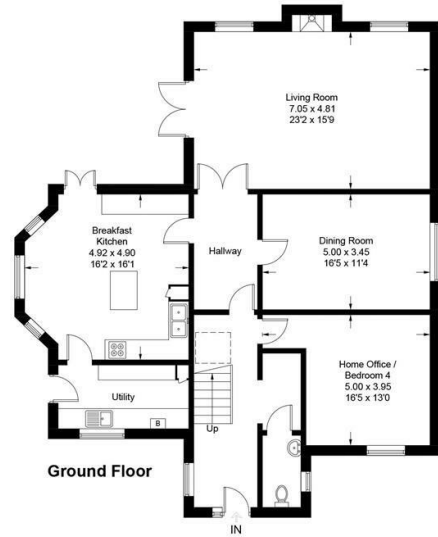
Ground Floor = 125.0 sq m / 1345 sq ft

First Floor = 82.3 sq m / 886 sq ft

Ground Floor - Garage = 31.1 sq m / 335 sq ft

First Floor - Garage = 22.9 sq m / 246 sq ft

Total = 261.3 sq m / 2812 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

EPC Rating: B Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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