



High Thorpe, Southrey



4



3



3

Guide Price £375,000 - £400,000



## Key Features

- Modern Detached Bungalow
- Built Within the Last 5 Years
- Well Presented Four Bedrooms
- Private Location & Long Gravelled Driveway
- Shower Room, En-Suite & WC
- One and Half Garage & Driveway
- Field Views & Well-Kept Gardens
- EPC Rating C





An exceptional four-bedroom Detached Bungalow discreetly positioned along a private driveway, surrounded by open countryside with open field views. The property is approximately 2000 square feet.

Built within the last five years and benefitting from the remainder of an NHBC warranty, the property offers high-quality modern living, oil-fired central heating and uPVC double glazing throughout. The accommodation on offer comprises Reception Hall, Lounge, 27ft Kitchen Diner, Laundry Room, WC, Family Shower Room, Four Bedrooms with Ensuite to master and integral double garage. Externally the property offers a private driveway leading to a gated courtyard with parking for up to four cars. To the side and rear of the property there is lawned gardens with vegetable plots, fruit trees and patio areas all looking out to field views.

The property has been finished to a very high standard throughout including Neff Kitchen Appliances including: a combination oven/grill, a microwave which also acts as a further oven/grill, a large warming drawer and a five zone induction hob. Instant Boil Tap and solid wood flooring.

Set within a rural setting but well connected. A regular bus service links Southrey with both Lincoln and Horncastle. The sought-after village of Bardney is conveniently a very brief drive away, offering an excellent range of amenities including a doctors' surgery and pharmacy, post office, Co-op, award-winning butchers, independent coffee shops, hairdressers, and both infant and primary schools.





**We recommend a viewing to appreciate the accommodation and plot on offer.**

**Entrance Hall**

With entrance door to the front aspect, access to storage cupboards and loft space and radiator.

**Living Room 14'6" x 14'1" (4.4m x 4.3m)**

With window to the front aspect, electric log effect fire and radiator.

**Kitchen/Dining Room 14'6" x 27'9" (4.4m x 8.5m)**

With window to the rear aspect and french doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, integrated oven, induction hob with extractor over and radiator.

**Utility Room 8'4" x 11'4" (2.5m x 3.5m)**

With window to the rear aspect and door to the rear garden. Fitted with base storage cupboards with worktops over, sink with drainer unit, space and plumbing for both washing machine and tumble dryer and radiator.

**Downstairs WC**

With window to the rear aspect, low level WC, wash hand basin, access to storage space and radiator.

**Bedroom One 11'6" x 13'5" (3.5m x 4.1m)**

With window to the side aspect access to the en-suite and radiator.

**En-Suite**

With window to the side aspect, low level WC, wash hand basin, enclosed shower and radiator.

**Bedroom Two 14'7" x 14'1" (4.4m x 4.3m)**

With window to the side aspect and radiator.

**Bedroom Three 15'0" x 9'3" (4.6m x 2.8m)**

With window to the side aspect and radiator.

**Office/Bedroom 4 9'7" x 8'10" (2.9m x 2.7m)**

With window to the side aspect and radiator.





### Garage 18'3" x 16'9" (5.6m x 5.1m)

With door to the side aspect, access to the utility room, electric remote controlled roll-up door, power and lighting.

### Outside

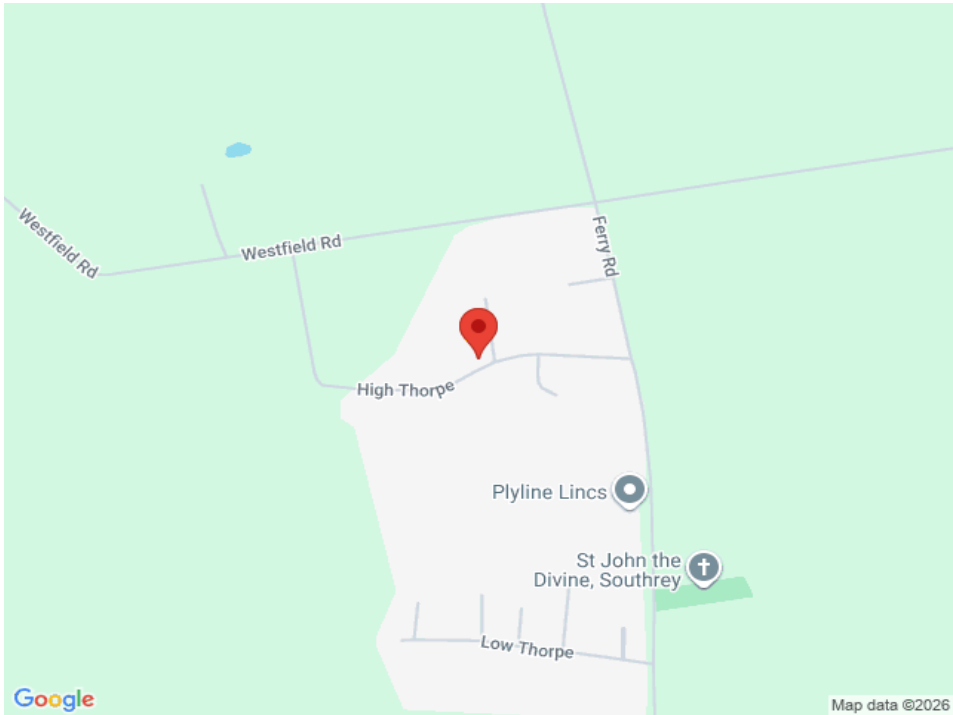
To the front of the property is a gravel driveway leading to a parking area for multiple cars. To the rear is an enclosed landscaped garden with a patio.



### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





**GROUND FLOOR**  
1991 sq.ft. (185.0 sq.m.) approx.



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>86 B</b> |
| 69-80 | <b>C</b>      | <b>75 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

OLCOTE, SOUTHREY, LN3 5TB

TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

