



- Well-Presented Detached Bungalow
- En-Suite To Master Bedroom
- Single Detached Garage
- Quiet Village Location

- Three Double Bedrooms
- Generous Plot With Lots Of Parking
- Open Plan Kitchen/Diner/Lounge
- Call Today To View!

Casita, Lowthorpe, Southrey, LN3 5TD
Guide Price £220,000 - £230,000





Starkey&Brown are delighted to offer for sale this three-bedroom detached bungalow, ideally positioned in the sought-after village of Southrey. Having been thoughtfully renovated by the current owners, this attractive home offers well-proportioned, modern living throughout, combining contemporary interiors with the appeal of a semi-rural setting. With three double bedrooms, an open-plan kitchen diner, a bay-fronted lounge and excellent parking facilities, the property would make an ideal purchase for those looking to enjoy village living. The property offers a welcoming and well-planned layout, with the open-plan kitchen diner & lounge providing a real focal point of the home. The kitchen has been fitted with a range of modern units and integrated appliances, creating a stylish and practical space for everyday cooking, dining and entertaining. The open-plan arrangement allows the kitchen and dining areas to work seamlessly together, making it particularly well suited to modern living. There are three generous double bedrooms, providing excellent flexibility for couples, families, visiting guests or those requiring additional space to work from home. Bedroom one benefits from an en-suite shower room, whilst the two further bedrooms both feature built-in wardrobe storage. A separate family bathroom completes the accommodation. Externally, the property continues to impress. To the front is a stone-laid garden and block-paved driveway, providing ample off-street parking. The driveway extends along the side of the bungalow and leads to a garage fitted with an electric door and power. To the rear is a pleasant garden incorporating a lawn and patio seating area, providing an ideal space for outdoor dining. Southrey offers an appealing semi-rural lifestyle, surrounded by attractive Lincolnshire countryside and close to the River Witham, making it an excellent choice for those who enjoy outdoor pursuits, countryside walks and a more relaxed village setting. Despite its rural character, the village remains connected to nearby communities, with Bardney and Woodhall Spa offering a wider selection of everyday amenities, shops, cafes and local services. The historic market town of Horncastle and the city of Lincoln are also accessible by road for additional shopping, leisure and employment opportunities.

Council tax band: C. Freehold.



uPVC double door leading to:

Porch

Open access leading to:

Kitchen Diner

13' 4" x 11' 2" (4.06m x 3.40m)

Having a range of matching wall and base units with countertops, integrated appliances including a dishwasher, a fridge-freezer, a washing machine, and a four-ring electric hob with an overhead extractor fan, a built-in oven, a sink with mixer tap, wood flooring, a uPVC double-glazed window to the front aspect with fitted shutters, and ample space for a dining table. Open access to:

Lounge

19' 1" x 9' 8" (5.81m x 2.94m)

Having a bay window to the front aspect with fitted shutters, carpeted, a coved ceiling, LED lighting, and a radiator.

Hallway

Wooden flooring, side door leading to the side aspect, partially boarded loft with a light and a radiator. Access to:

Bedroom 1

13' 5" x 9' 8" (4.09m x 2.94m)

Having a uPVC double-glazed window to the rear aspect with fitted shutters, carpeted, a radiator, and LED lighting. Access to:

En-Suite

Three-piece suite comprising low-level WC, wash hand basin with understorage, walk-in shower cubicle, a frosted double-glazed window to the side aspect, vinyl flooring, a radiator and mermaid board splashback.

Bedroom 2

12' 1" x 9' 1" (3.68m x 2.77m)

Having a uPVC double-glazed window to the rear aspect with fitted shutters, carpeted, a radiator, and a built-in wardrobe.

Bedroom 3

10' 4" x 8' 7" (3.15m x 2.61m)

Having a uPVC double-glazed window to the side aspect with fitted shutters, carpeted, a radiator, and a built-in wardrobe.

Bathroom

Three-piece suite comprising a low-level WC, wash hand basin with under storage, panelled bath with overhead shower unit, tiled walls, storage cupboard, LED mirror, a frosted double-glazed window to the side aspect, extractor fan and a radiator.

Outside Front

Gated access. Block-paved driveway extending to the side of the property and a stone-laid front garden, which could be used for additional parking.

Outside Rear

Part brick and fenced, a lawn and patio seating area. Access to both sides.

Garage

Having an electric door, power, and electrics.

Agents Note

Currently, the owners have added a clean water system. The property has an air-source heat pump and has been serviced.





GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be taken as a guarantee of their availability or efficiency until the date of completion of the sale.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

