

Buy. Sell. Rent. Let.

lovelle



Kingfishers, 3 Kennel Walk, Reepham, LN3 4EL



3



2



2

When it comes to
property it must be


lovelle



Guide price £425,000 - £450,000

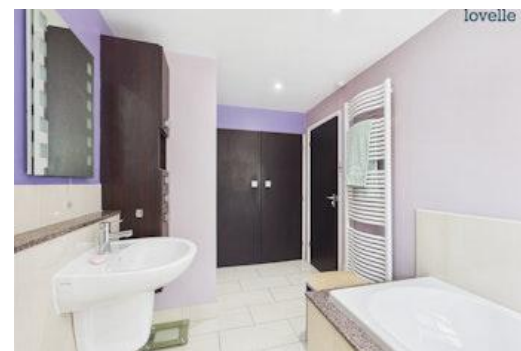
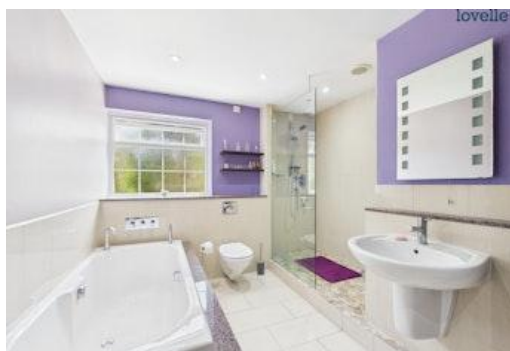


Situated at the end of a quiet cul-de-sac in the highly desirable village of Reepham, this spacious three-bedroom detached bungalow enjoys stunning open field views, a wrap-around garden, double garage and generous driveway. Beautifully presented and ready to move into, the property also benefits from solar panels, battery storage, an air source heat pump, and is offered to the market with no onward chain.

Key Features

- Three-bedroom detached bungalow
- Tucked away at the end of a quiet cul-de-sac
- Sought-after village location in Reepham
- Beautiful wrap-around gardens
- No onward chain & ready to move into
- Stunning open field views to the rear
- Spacious living room, dining room and conservatory
- Master bedroom with en-suite
- Large Driveway and double garage
- Solar panels, battery storage and air source heat pump





Lovelle are delighted to offer to market this beautifully presented three-bedroom detached bungalow, tucked away at the end of the peaceful Kennel Walk in the ever-popular village of Reepham. Occupying a generous plot with breathtaking open field views to the rear, this impressive home combines spacious accommodation with modern energy-efficient living, making it an ideal purchase for those seeking a tranquil village lifestyle.

Internally, the property offers a welcoming entrance hallway leading to a spacious dual aspect living room, providing an excellent space for relaxing or entertaining. The adjoining dining room creates a wonderful setting for family meals and opens into a bright and airy conservatory, where you can enjoy uninterrupted views across the beautifully maintained gardens and surrounding countryside throughout the year. The well-appointed kitchen provides ample storage and worktop space and is conveniently positioned close to the dining room. There are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of its own en-suite shower room. A spacious four-piece family bathroom serves the remaining bedrooms and includes both a bath and separate shower. A separate cloakroom/WC adds further practicality for everyday living.

Outside, the property continues to impress. To the front is a generous driveway providing ample off-road parking alongside a double garage, which also houses the property's battery storage system. The wrap-around gardens have been beautifully maintained, offering an abundance of outdoor space together with stunning open field views, creating a peaceful and private setting. Designed with sustainability in mind, the property benefits from solar panels, battery storage, an air source heat pump, helping to reduce running costs while improving energy efficiency. Offered to the market with no onward chain, this exceptional bungalow is ready for immediate occupation and presents a rare opportunity to acquire a spacious, eco-conscious home in one of Lincoln's most sought-after villages. Early viewing is highly recommended.

Entrance Hall

5.58m x 2.27m (18'4" x 7'5")

A spacious and welcoming entrance hallway providing access to the majority of the accommodation, creating an excellent first impression with ample space for coats and shoes. Conveniently positioned off the main hallway, the cloakroom is fitted with a low-level WC and wash hand basin, providing practical facilities for guests.

Living Room

3.61m x 6.12m (11'10" x 20'1")

A generous dual aspect living room filled with natural light, offering plenty of space for a range of furniture. A fantastic room for relaxing or entertaining, with direct access into the sun room.

Conservatory

2.78m x 3.14m (9'1" x 10'4")

A bright and peaceful additional reception room enjoying wonderful views over the wrap-around garden and open countryside beyond. French doors open directly onto the garden, making it the perfect place to enjoy the surroundings throughout the year.

Dining Room

3.02m x 3.71m (9'11" x 12'2")

Positioned between the living room and kitchen, the dining room provides an ideal space for family dining and entertaining, with ample room for a large dining table.

Kitchen

3.02m x 3.75m (9'11" x 12'4")

A well-appointed kitchen fitted with a range of wall and base units, offering generous worktop space and room for appliances. Conveniently located adjacent to the dining room with access to the side hallway leading outside.

Bedroom One

4.19m x 3.48m (13'8" x 11'5")

A spacious double bedroom overlooking the garden, benefiting from its own en-suite shower room and providing an excellent principal suite.

En-Suite

1.81m x 2.82m (5'11" x 9'4")

Fitted with a shower enclosure, wash hand basin and WC, offering convenience and privacy for the principal bedroom.

Bedroom Two

2.99m x 4m (9'10" x 13'1")

A generous double bedroom with plenty of space for freestanding furniture, enjoying a pleasant outlook over the garden.

Bedroom Three

2.43m x 2.98m (8'0" x 9'10")

A well-proportioned third bedroom, ideal as a guest bedroom, nursery or additional home office.

Family Bathroom

4.01m x 2.9m (13'2" x 9'6")

An impressive and spacious four-piece family bathroom comprising a panelled bath, separate shower enclosure, wash hand basin and WC, finished to provide a luxurious feel.

Outside

To the front, a substantial driveway provides ample off-road parking and leads to the double garage, which houses the property's battery storage system. The beautifully maintained wrap-around gardens offer a high degree of privacy with well-kept lawns, established planting and seating areas. To the rear, the property enjoys stunning uninterrupted field views, creating a peaceful setting rarely found. Combined with the solar panels, air source heat pump and replacement windows, this home offers an exceptional balance of comfort, efficiency and countryside living.

Agent Notes

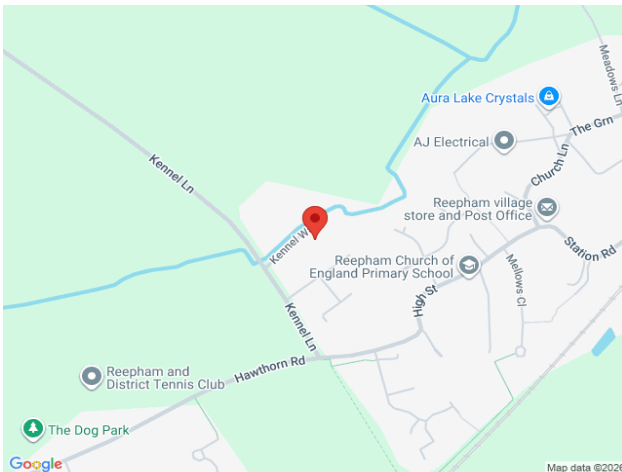
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





When it comes to **property**
it must be



01522305605

lincoln@lovelle.co.uk