NEWTONFALLOWELL



Occupation Lane, Broadholme, Lincoln

2 2 1

Freehold

£325,000

2 2 1

Key Features

- Detached Bungalow
- Two Bedrooms
- Ensuite & Bathroom
- Ample Parking
- Field Views
- Rural Location
- EPC Rating C















A rare opportunity to acquire this two bedroom detached bungalow. Idyllically positioned in the sought after hamlet of Broadholme, it is tucked away on a quiet country lane and enjoys peace and tranquillity whilst being only approx. 6.5 miles north west of Lincoln. The nearest main village of Saxilby is approx. 2.5 miles away and offers an excellent range of facilities, including convenience shopping, a post office, pharmacy, doctors surgeries, primary school, library, community facilities, take away restaurants and public houses. The village also benefits from its own railway station, with services to Lincoln, Gainsborough, Doncaster and Sheffield, together with a regular bus service.

The accommodation comprises kitchen diner, utility room, lounge, two double bedrooms with the master having an en-suite, bathroom and entrance hall. The loft space has been extensively boarded for storage and offers potential for a third bedroom/office (STP).

The property stands on a good sized plot and is surrounded by lawns, mature gardens and is blocked paved to the front with parking for up to 4 cars.

The property further benefits from oil fired, under floor central heating throughout, upvc double glazing and immediate access to country walks.

Rear Hall

French doors on to patio area and rear garden. Internal window to the lounge/front garden, access to the hall cupboard.

Kitchen/Dining Room

17'0" x 12'6" (5.2m x 3.8m)

French doors to the covered patio and rear garden, plus windows to both side aspects. The kitchen is fitted with a range of wall and base units with worktops over, island unit, sink and drainer, single oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

Utility

8'0" x 5'5" (2.4m x 1.7m)

External door to side paved area. Fitted with wall and base units, sink with drainer, oil central heating boiler, spaces for washing machine and tumble dryer.

Lounge

16'0" x 13'4" (4.9m x 4.1m)

Windows to front and rear gardens.

Bedroom One

14'0" x 10'11" (4.3m x 3.3m)

Windows to front and rear gardens, built in wardrobes/storage and access to en-suite.

Bedroom Two

11'7" x 10'8" (3.5m x 3.3m)

Window to front garden.

Bathroom
8'0" x 8'0" (2.4m x 2.4m)
Low level wc, vanity basin with built in storage cupboards and panelled bath.

Outside
This is a favourably positioned property on a good sized plot with a block paved driveway, lawns, gardens, patios and mature shrubs to both the front and rear.

Agents Note
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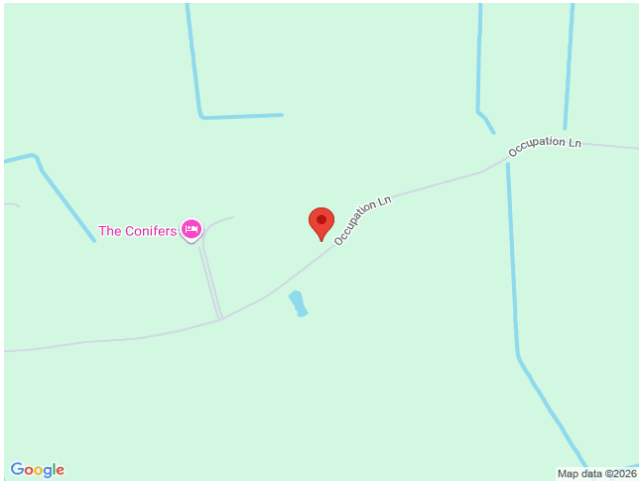


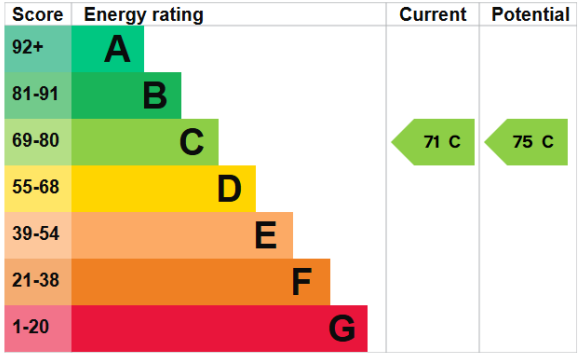




Floorplan







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