



Lowthorpe, Southrey

 4  2  1

Freehold

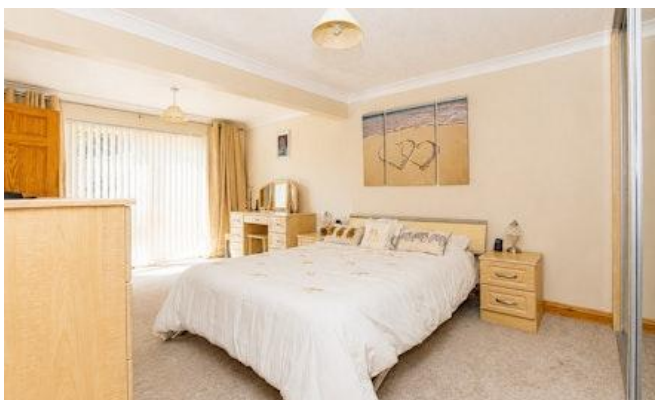
OIRO £475,000

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Key Features

- Detached Bungalow
- Four Bedrooms
- Modern Kitchen Diner
- Large Plot
- Double Garage & Driveway
- Feature Log Burner
- EPC Rating D





Nestled within the charming village of Southrey, this exceptional four-bedroom detached bungalow occupies an enviable plot of just under an acre. Offering spacious single-storey living, beautifully established gardens and an idyllic countryside setting. The property provides generous and versatile accommodation, ideal for families or those seeking a peaceful lifestyle without compromising on space. A substantial driveway provides ample parking and leads to a detached double garage with convenient side access. The property is oil fired central heating.

The village also offers a popular riverside public house, village hall, historic church and an abundance of scenic countryside and riverside walks. The neighbouring village of Bardney provides everyday amenities including a doctor's surgery, convenience shopping, cafes and additional local services, while regular bus services and excellent road links offer easy access to the Cathedral City of Lincoln.

The accommodation comprises of entrance hall, lounge with a feature log-burning stove, kitchen diner, four bedrooms including the principal bedroom with an en-suite and patio doors leading to the rear patio and a family bathroom fitted

with both a bath and a corner shower cubicle.

Externally, the property is approached via a private driveway providing ample off-road parking for up to eight vehicles, leading to a detached double garage. The front of the home is complemented by a beautifully maintained lawned garden. To the rear, the property boasts an impressive enclosed garden extending to approximately three quarters of an acre, offering a peaceful and private outdoor retreat. The mature landscaped grounds feature established trees, a charming Chinese-inspired garden complete with a tranquil water feature, a greenhouse and dedicated vegetable growing areas. A spacious patio with a covered seating area provides the perfect setting for outdoor entertaining and al fresco dining throughout the year.

Entrance Hall

With a door to the front aspect and radiator.

Kitchen Diner

19'10" x 10'10" (6m x 3.3m)

With windows to the rear and side aspects. Fitted with a range of wall and base units with worktops over, sink with drainer unit, Pyrolytic oven and pyrolytic combination oven with warming drawer beneath, electric induction hob, integrated dishwasher, integrated washing machine and integrated fridge/freezer. The kitchen benefits from having Siemens integrated appliances.



Porch

8'0" x 5'7" (2.4m x 1.7m)

With windows to the rear and side aspects and door leading to the rear garden.

Lounge

22'4" x 11'11" (6.8m x 3.6m)

With a window to the side aspect, bay window to the front aspect, feature log burner and two radiators.

Bedroom One

18'9" x 10'9" (5.7m x 3.3m)

With a window to the rear aspect, patio doors to the rear garden, fitted wardrobe, en-suite and radiator.

En-Suite

4'2" x 7'8" (1.3m x 2.3m)

With a window to the rear aspect, wash hand basin with vanity unit, low level wc, enclosed shower and chrome heated towel rail.

Bedroom Two

11'11" x 10'9" (3.6m x 3.3m)

With a window to the front aspect and radiator.

Bedroom Three

11'11" x 8'11" (3.6m x 2.7m)

With a window to the front aspect and radiator.

Bedroom Four/Office

15'1" x 8'1" (4.6m x 2.5m)

With a window to the rear and side aspects and radiator.

Bathroom

7'0" x 8'7" (2.1m x 2.6m)

With a window to the rear aspect, panelled bath, wash hand basin with vanity unit, low level wc, enclosed shower and chrome heated towel rail.



Outside

Externally, the property is approached via a private driveway providing ample off-road parking for up to eight vehicles, leading to a detached double garage. The front of the home is complemented by a beautifully maintained lawned garden. To the rear, the property boasts an impressive enclosed garden extending to approximately three quarters of an acre, offering a peaceful and private outdoor retreat. The mature landscaped grounds feature established trees, a charming Chinese-inspired garden complete with a tranquil water feature, a greenhouse, and dedicated vegetable growing areas. A spacious patio with a covered seating area, flower beds and topiary.

Double Garage

Detached double garage with cavity walls, electric up and over door, roller door to the side aspect, wc and wash hand basin.

Agents Note

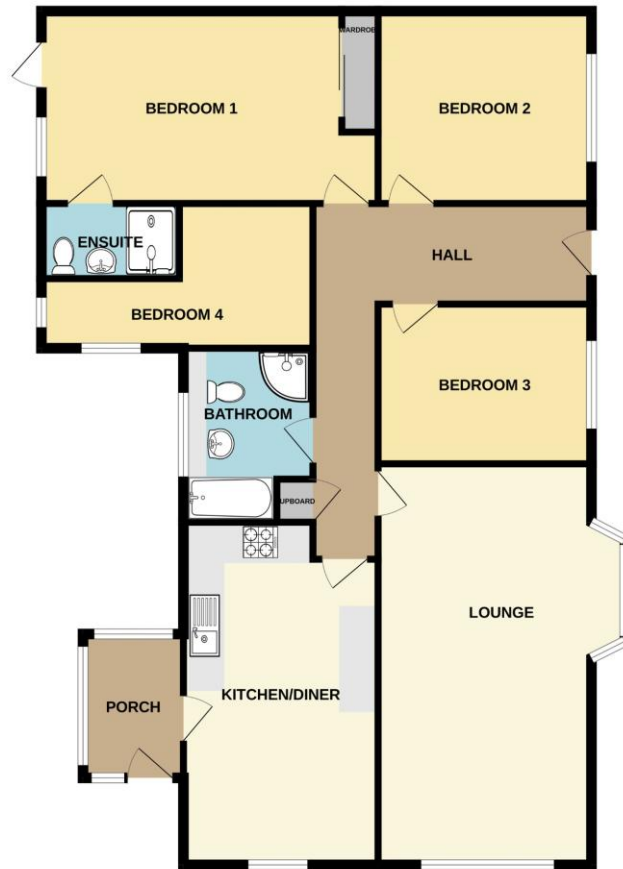
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Floorplan

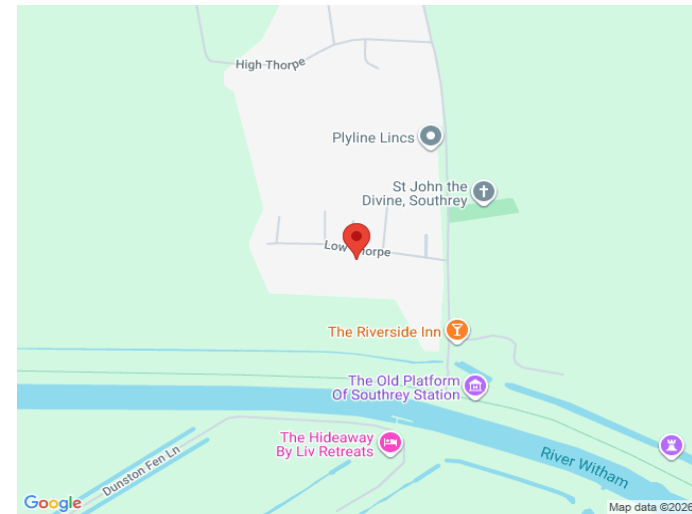
GROUND FLOOR
1286 sq.ft. (119.4 sq.m.) approx.



THE PIPPINS LOWTHORPE, SOUTHREY, LN3 5TD

TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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