



## 20 Dovecote Lane

Coleby, Lincoln, LN5 0AD



Book a Viewing!

**£350,000**

Ideally positioned on the edge of the rural Cliff village of Coleby, this beautiful three bedroom detached bungalow enjoys delightful views across open fields. The property offers immaculately presented living accommodation comprising a lounge and a separate dining room, both taking full advantage of the stunning field views. The modern, spacious kitchen is well equipped with integrated appliances. There are three well proportioned bedrooms, a family bathroom and a separate WC. Externally, the bungalow benefits from a front garden, a generous driveway and a single garage. To the rear, the garden and its outlook are a real highlight, boasting far reaching views over open countryside. Early viewing of this exceptional property is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Coleby is a small, picturesque Cliff village approximately 8 miles to the South of the Cathedral City of Lincoln. The village has The Tempest Arms and The Bell public houses, All Saints church, Coleby C of E primary school and regular bus services to Lincoln, Grantham and the nearby villages of Navenby and Waddington. Coleby offers a serene and idyllic lifestyle, steeped in history and surrounded by natural beauty, making it a desirable place to live for those seeking a quiet setting in the English countryside.





## ACCOMMODATION

### ENTRANCE HALL

With wood effect laminate flooring and radiator.

### LOUNGE

15' 10" x 11' 10" (4.84m x 3.62m) With double glazed window to the rear aspect, log burner set within a feature fireplace, wood effect laminate flooring and radiator.

### KITCHEN

13' 3" x 9' 10" (4.04m x 3.01m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher and washing machine, spaces for cooker and fridge freezer, tiled splashbacks, under cabinet lighting, kickboard lighting, storage cupboard and two double glazed windows to the side aspect.

### DINING ROOM

12' 5" x 9' 10" (3.79m x 3.01m) With double glazed windows to the side and rear aspects, door to the garden, wood effect laminate flooring and radiator.

### BEDROOM 1

11' 10" x 10' 11" (3.61m x 3.33m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 11" x 9' 11" (3.34m x 3.04m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

8' 0" x 6' 9" (2.46m x 2.07m) With window to the side aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, walk-in shower cubicle and wash hand basin in a vanity unit, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.

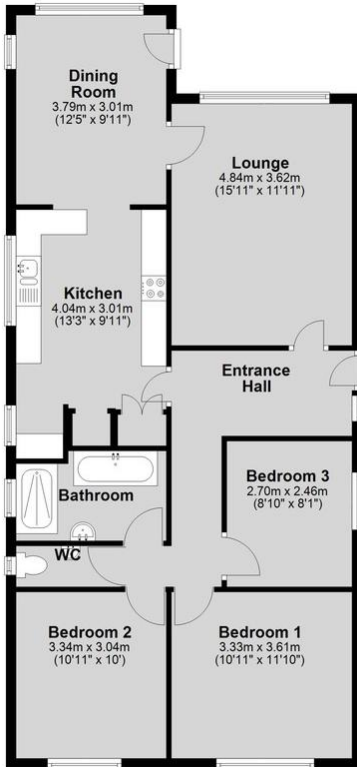
### SEPARATE WC

With close coupled WC and wash hand basin, tiled walls and flooring and double glazed window to the side aspect.

### OUTSIDE

The property sits in an ideal position on the edge of the village. To the front of the property there is a garden with mature shrubs and a gravelled driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is a garden laid mainly to lawn with mature shrubs and raised decked seating area to make the most of the fantastic open field views.





Total area: approx. 91.8 sq. metres (988.5 sq. feet)

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Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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