



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.





WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net