



- Detached Dormer Bungalow
- Over 2000 Sq Ft Living Space
- Double Garage & Outbuildings
- Four Double Bedrooms
- Approx 1.4 Acres Of Woodland (Can be included)
- Approx 0.4 Acre Plot
- Ample Parking
- Well-Presented Throughout

Mimo, Louth Road, West Barkwith, LN8 5LF
£425,000



Starkey&Brown is delighted to offer for sale this substantial four bedroom detached dormer bungalow extending over 2,000 sq. ft of living accommodation and sat on a generous plot of approximately 0.4 acre in the rural hamlet of West Barkwith.

In addition the property offers the rare opportunity to acquire a separate woodland of approximately 1.4 acres located nearby to the property and is included in the asking price providing superb lifestyle potential (subject to necessary consents).

Accommodation briefly comprises an impressive 25ft living/dining room creating a great space for entertaining relaxing, along with a well-equipped fitted kitchen enjoying view over the rear garden and surrounding countryside.

To the ground floor there are two further double bedrooms and a shower room, a charming library feature area and the staircase rising to the first floor where are two further double bedrooms, a separate study room, a three-piece suite bathroom and an additional WC. There is extensive storage throughout including into the eaves and a dedicated storage room to the first floor.

Externally the property has an extensive rear garden being mostly laid to lawn with well-stocked flowerbeds, mature shrubs and trees, along with useful storage sheds - all benefitting from open countryside views and beyond.

To the front of the property there is substantial lawn area and ample driveway parking, in addition to a double garage and a separate workshop benefitting from power and electric. The additional woodland provides exciting potential for families, recreation use or possible alternate uses (sttpp). Further benefits include owned outright solar panels.

West Barkwith is a peaceful rural hamlet surrounded by open countryside whilst being within easy reach of Lincoln and nearby to Market Rasen with a wide range of amenities including schooling, shops, further green spaces and countryside walks at Wragby.

Viewing is highly recommended to fully appreciate the scale, setting and opportunity this exceptional home has to offer.

Council tax band: C. Freehold.



uPVC composite door entry leading to:

Porch

Tiled flooring and a further wooden door leading to:

Main Hall

Parquet wood flooring, a radiator, and a storage cupboard. Access to:

Living/Dining Room

24' 11" x 17' 11" (7.59m x 5.46m)

A uPVC double-glazed window to the front, side, and rear, carpeted, three radiators, and a multi-fuel fireplace (coal or wood). Sliding door entry leading to:

Kitchen

13' 11" x 10' 3" (4.24m x 3.12m)

A range of base and wall units with countertops, a stainless steel sink with mixer tap, space and plumbing for a dishwasher, four-ring Calor gas hob with overhead extractor fan, space for a fridge freezer, an integrated electric oven, splashback, and vinyl flooring, and a uPVC double-glazed window to the rear. Access to:

Rear Porch

Carpet tiled flooring, uPVC double-glazed windows to the rear, and a further uPVC composite door leading to the rear garden.

Bedroom 1

14' 3" x 10' 3" (4.34m x 3.12m)

Having a uPVC double-glazed window to the rear, parquet wood flooring, a radiator, and a double wardrobe.

Bedroom 2

12' 3" x 10' 11" (3.73m x 3.32m)

Having a uPVC double-glazed window to the front aspect, parquet wood flooring, a radiator, and a fitted wardrobe.

Downstairs Shower Room

10' 3" x 7' 10" (3.12m x 2.39m)

Three-piece suite comprising a walk-in shower cubicle, a low-level WC, a wash hand basin with understorage, tiled flooring, a frosted double-glazed window to the rear, an extractor fan, tiled walls, and a radiator.

Library

9' 3" x 7' 5" (2.82m x 2.26m)

Having a uPVC double-glazed window to the front aspect, parquet wood flooring, a radiator, a staircase to the first floor, fitted shelving, and understairs storage.

First Floor Landing

Carpeted and loft access. Access to:

Bedroom 3

16' 4" x 12' 9" (4.97m x 3.88m)

Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, a five-door wardrobe storage, and further eaves storage.

Bedroom 4

14' 9" x 10' 9" (4.49m x 3.27m)

Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, and eaves storage. Access to:

Plant Room

Solar water heating controls, water softener, two hot water cylinders, and eaves storage.

Study

9' 11" x 5' 2" (3.02m x 1.57m)

Carpeted, a radiator, and eaves storage.

Bathroom

10' 2" x 5' 7" (3.10m x 1.70m)

Three-piece suite comprising panelled bath with overhead shower, low-level WC, a wash hand basin, vinyl flooring, a wall-mounted storage cupboard, an extractor fan, and a vertical radiator.

Separate WC

Low-level WC, wash hand basin with understorage, vinyl flooring, a wall-mounted storage, chrome towel radiator, and an extractor fan.

Additional Storage Room

Carpeted and a radiator.

Outside

Set on approximately 0.4 of an acre.

Outside Rear

Lawned area with countryside views, oil tank, a block paved patio, a robotic lawn mower, a variety of mature shrubs and hedges, multi timber and metal sheds - alarmed. Allotment area with different crops and flowerbeds.

Outside Front

Ample parking driveway, lawned area, and access to the side. Access to the double garage and workshop.

Double Garage

20' 11" x 19' 2" (6.37m x 5.84m)

Having a remote control up and over door, power, and lighting. Circuit breakers for the property. Solar panel controls and a door leading to the rear garden.

Workshop

18' 2" x 9' 3" (5.53m x 2.82m)

Electric door, power, and electrics.

Agents Note

Ten Photovoltaic panels, which are owned outright for electricity (2 kw max) and two solar water heating panels. Private septic tank on the property.

Agents Note 1

There is an option to include approximately 1.4 acre of woodland to be included in the asking price of this property. Opportunity for further development, depending on certain restrictions. Please contact the office for more information.





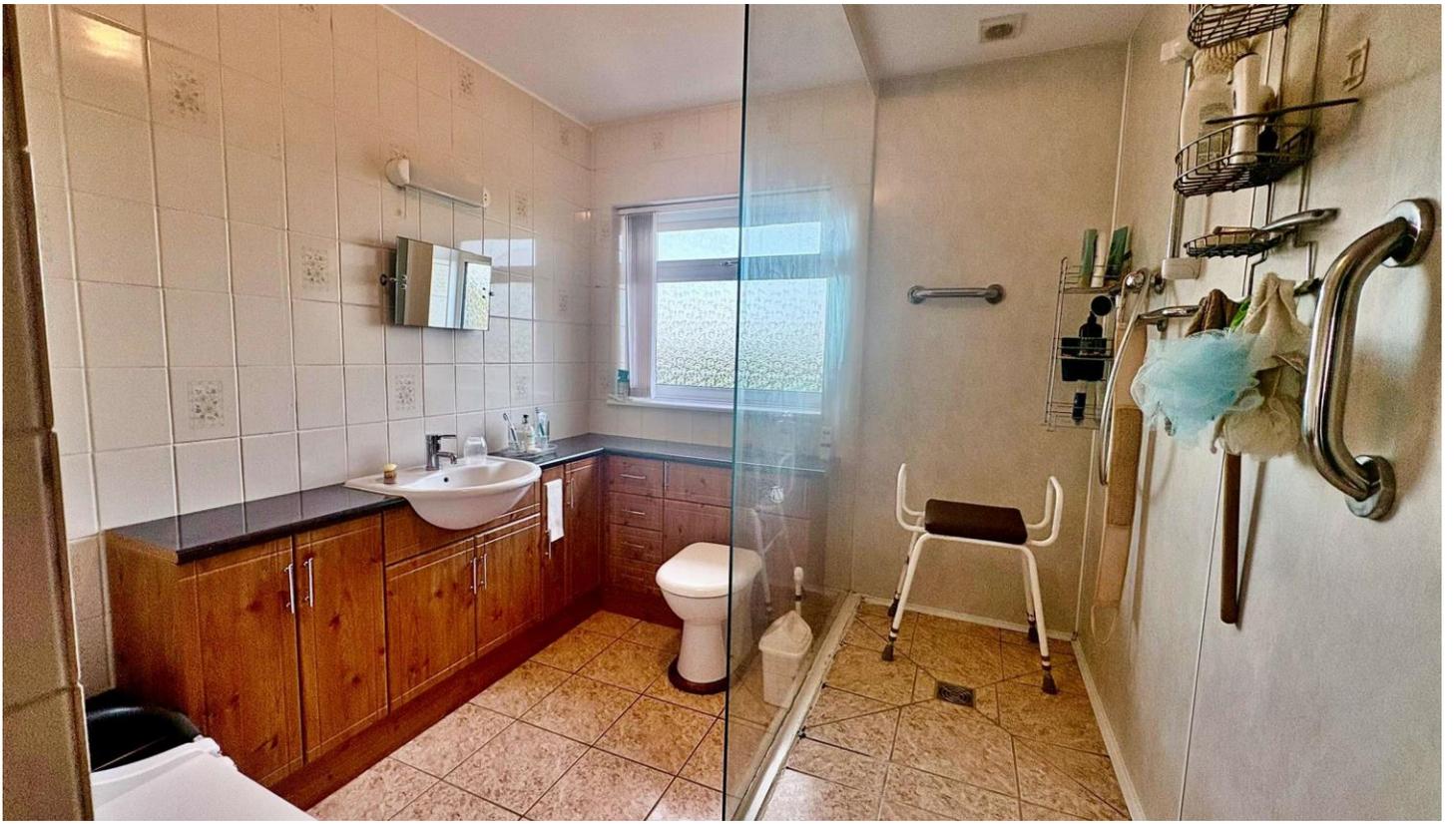
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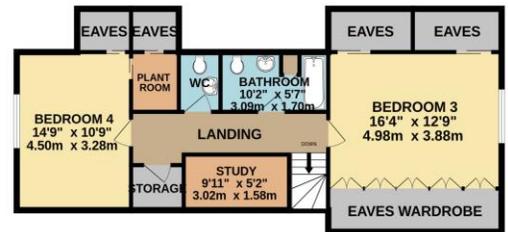


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GROUND FLOOR
1738 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2549 sq.ft. (236.9 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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