



Lindsey Road, Uffington

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Three Bedroom Detached Family Home
- Sought After Village Location
- Off Road Parking and Garage
- Ample Ground Floor Accommodation
- West Facing Rear Garden
- Council Tax Band - C
- EPC Rating E
- Freehold

£400,000





Situated in the sought-after village of Uffington, this spacious three-bedroom detached family home offers an excellent amount of ground floor accommodation, a generous rear garden, off-road parking, and a single garage.

Upon entering the home, you are welcomed by an entrance hall providing access to the ground floor reception rooms and stairs rising to the first-floor landing. The first door on the left leads into a separate reception room, which has previously been used as a fourth bedroom. Opposite, you will find the living room, featuring a large front-aspect window that fills the space with natural light.

To the rear of the property, there is a separate kitchen and dining room, with patio doors opening out to the garden — ideal for both everyday living and entertaining. The ground floor is completed by a large utility room with rear access and a downstairs WC.

The first floor offers three generous bedrooms, alongside a separate three-piece family bathroom.

To the front of the property is a lovely private green space, with an inset footpath leading to the front door. The rear garden is mainly laid to lawn and benefits from a separate patio area with an awning. A detached garage is located to the rear, featuring a separate personal door, and there are also two off-road parking spaces.

Entrance Hall 4.2m x 1.81m (13'10" x 5'11")

Lounge 3.82m x 4.24m (12'6" x 13'11")

Reception Room / Bedroom Four 4.8m x 2.76m (15'8" x 9'1")

Kitchen 2.54m x 3.79m (8'4" x 12'5")

Dining Room 3.12m x 3.08m (10'2" x 10'1")

Utility Room 2.74m x 3.2m (9'0" x 10'6")

WC 1.56m x 1.2m (5'1" x 3'11")

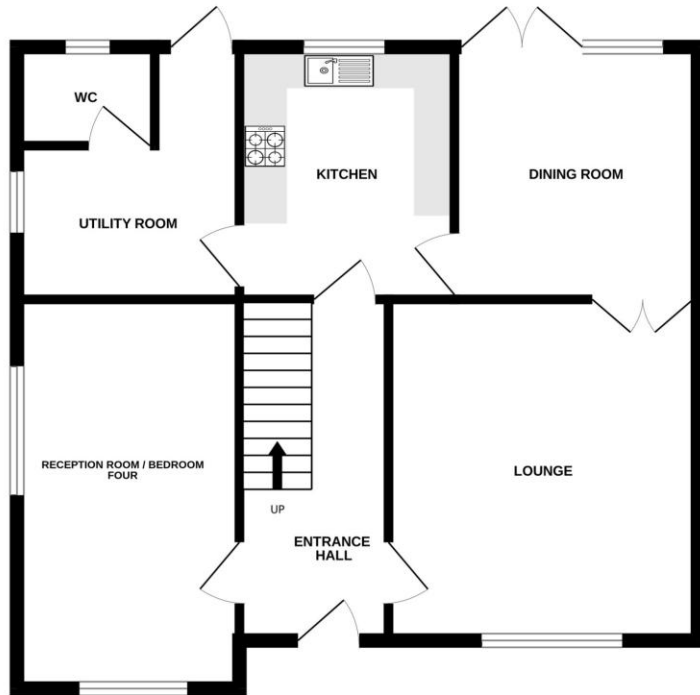
Bedroom One 3.33m x 4.06m (10'11" x 13'4")

Bedroom Two 3.01m x 2.73m (9'11" x 9'0")

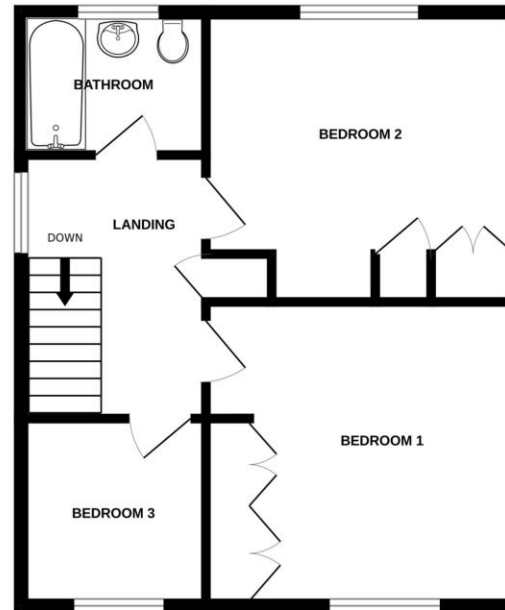
Bedroom Three 2.31m x 2.33m (7'7" x 7'7")

Bathroom 2.3m x 1.66m (7'6" x 5'5")

GROUND FLOOR
688 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.