



Woodys Top, Winn Lane

Fulletby, LN9 6JY

BELL



Woodys Top, Winn Lane

Fulletby, LN9 6JY

Woody's Top is a well-presented, three bedroom detached bungalow in the sought after Lincolnshire Wolds village of Fulletby. Occupying a generous plot and providing over 1500 sq ft of space (including the garage), the property will suit a range of potential purchasers & has been extended and re-configured in part by the current vendors.

Accommodation comprises: a bright, dual-aspect living room with bay window to front; open dining kitchen with utility and w/c alongside; three bedrooms including master with built in wardrobes and en suite and a family bathroom. There is a long garage, log and further sheds alongside, and gardens to the rear and front, with an attractive Summerhouse to an elevated position looking towards the church tower.

The property occupies a private plot within the pleasant village of Fulletby, within the National Landscape are of the Lincolnshire Wolds (AONB), with views to the Church. A short drive away are the market towns of Horncastle and Louth while a little further is the historic Cathedral city of Lincoln, with rail links to the East Coast main line including London King's Cross. The Viking Way long distance walking path - a rambling route spanning from Rutland to the banks of the Humber - heads through the village.



Lounge

With uPVC double glazed bay window to front and window to side, light to ceiling. Stone style fireplace with log burner inset. Carpet, radiator, multiple power points.

Dining Kitchen

Having uPVC double glazed French doors to side and window to rear; lights to ceiling. Sink and drainer to roll edge worktop, with modern units to base and wall levels. Oven and induction hob beneath extractor; integrated appliances. Wood effect flooring, radiator, multiple power points.

Utility

With uPVC double glazed window and door to rear, light to ceiling. Storage units to base and wall levels; under counter space and connections for washing machine and dryer. Wood door to cloakroom, wood effect flooring, radiator.

Bathroom

Having uPVC double glazed obscured window to rear, light to ceiling. Low level wc, hand wash basin to storage unit. Bath with electric shower over and tiled surround. Vinyl flooring, radiator.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points. Oak fronted, built in wardrobe storage.

En Suite

With uPVC double glazed obscured window to rear, light to ceiling. Low level wc, hand wash basin to storage unit with light up mirror over. Large shower cubicle with tiled surround, monsoon and regular heads over. Heated towel rail, tiled flooring.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Radiator, multiple power points, carpet.





Bedroom 3

With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Wood doors to storage space.

Outside

The property is accessed from Winn Lane via a gated gravel driveway with access to Garage.

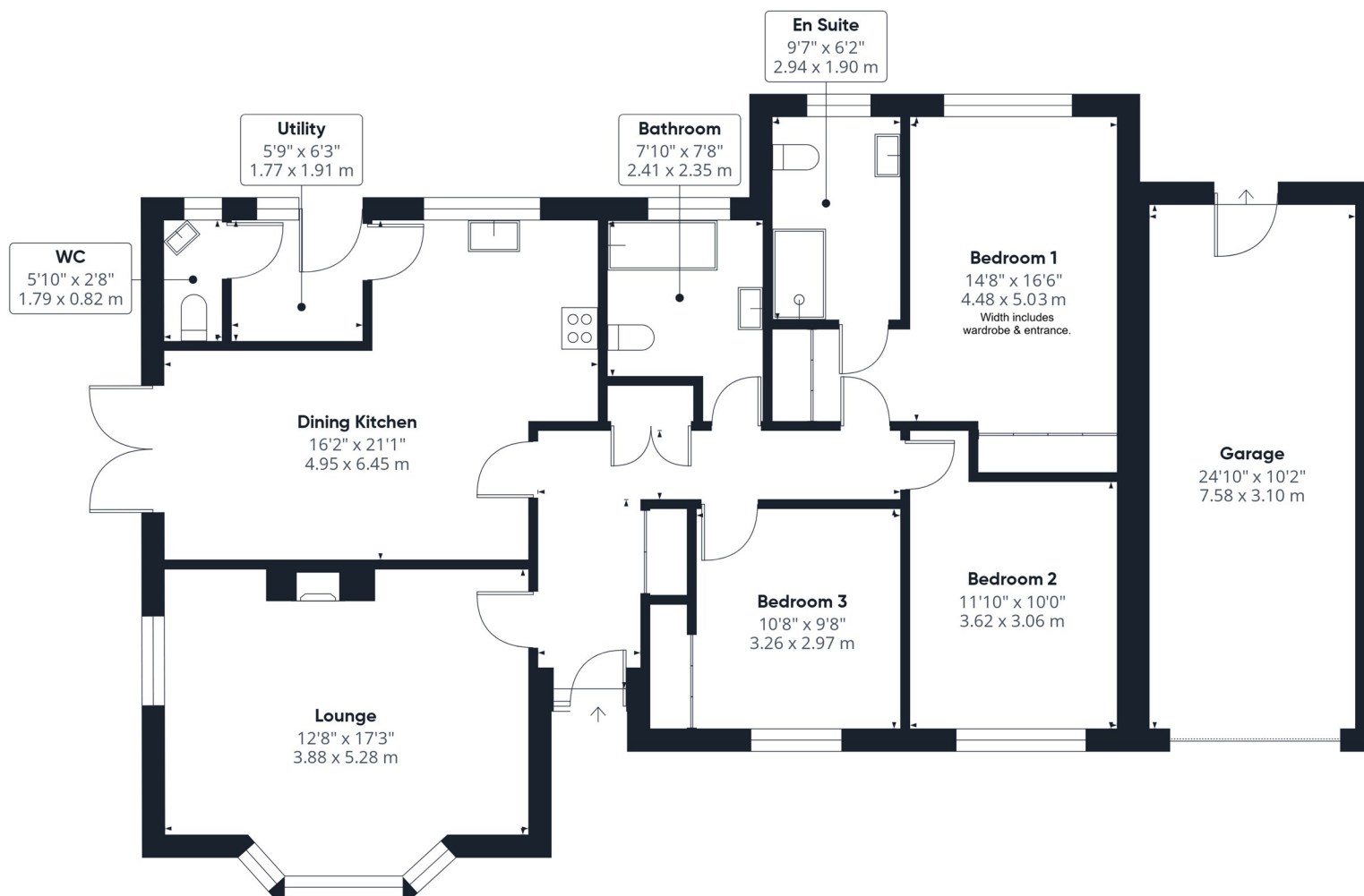
The front garden is predominately laid to lawn, with timber and glass Sun Room (with electricity supply) facing towards the Church of St Andrew and with timber surround. A secured timber fence to both sides of the property divide front garden from rear, making the rear garden a pet and child friendly area.

Also predominately laid to lawn, the rear garden is raised with brick edging from the substantial patio seating space adjacent to the dining room. A further timber fence divides the rear garden from the paved bin store and storage area housing potting sheds and a log store. The boundaries are enclosed by a range of mature hedging providing a private outdoor environment in which to enjoy the space afforded by the good sized gardens.

Garage

Having up and over door, light to ceiling, multiple power points and service door to rear.





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

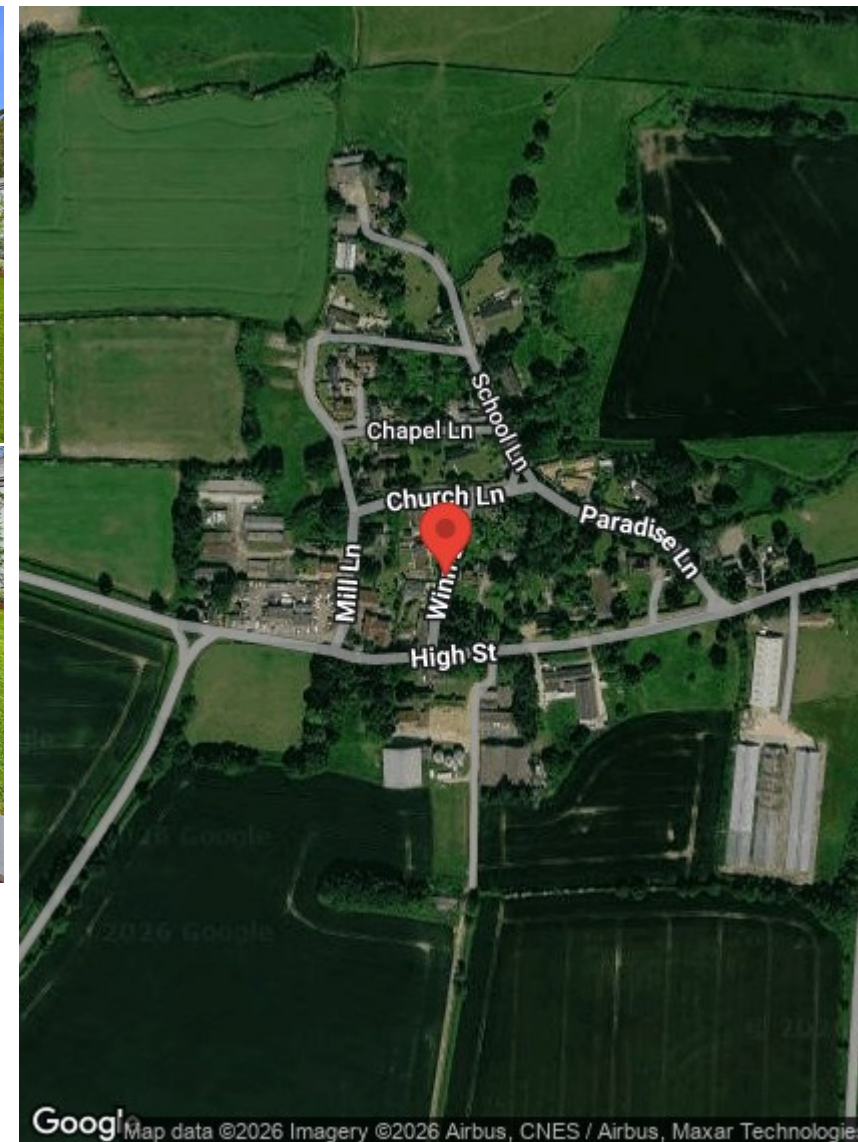
Website: www.robert-bell.org

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

All parties are advised to make enquiries to verify the accuracy of the particulars and to hold themselves responsible for any expenses incurred in connection with any enquiries which may have been made.



Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

www.robert-bell.org

