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Torrington Lane, East Barkwith



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£365,000

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EXCEPTIONAL SPACIOUS DETACHED BUNGALOW. Popular Village Location. Comprising: porch, hallway, lounge, dining room, conservatory, kitchen, utility, WC, 3 bedrooms & bathroom. GENEROUS GARDENS, OPEN VIEWS, GARAGE & DRIVEWAY.

Key Features

- Spacious Detached Bungalow
- Popular Village Location
- Well Presented Accommodation
- Porch, Hallway, Kitchen Diner
- Utility, WC, Dining Room
- Lounge, Conservatory
- EPC rating TBC
- Tenure: Freehold

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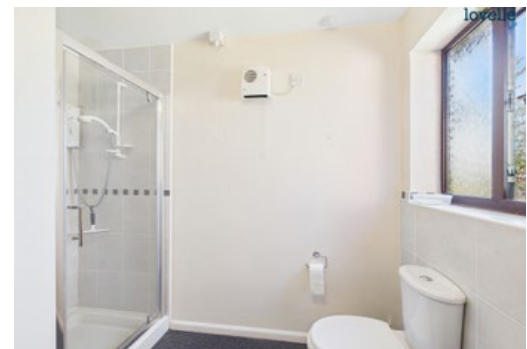


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Situation

The property is situated in the village of East Barkwith which has a post office, public house, village hall and on a bus route to most Market Towns and the City of Lincoln. The market towns of Louth, Market Rasen and Horncastle, the historic city of Lincoln and the A1 road link at Newark are within commuting distance

Porch

1.26m x 1.19m (4'1" x 3'11")

uPVC entrance door, adjoining side screen and wood flooring

Hallway

7.38m x 1.1m (24'2" x 3'7")

glazed entrance door, electric heater, wood flooring, airing cupboard housing hot water cylinder and uPVC rear entrance door

Kitchen Diner

2.9m x 5.07m (9'6" x 16'7")

a range of fitted wall and base units, sink unit, electric oven, 4 ring lpg gas hob, space for under counter fridge, electric heater, tiled splash backs, vinyl flooring and double glazed windows to front and side aspect

Utility

2.3m x 2.24m (7'6" x 7'4")

uPVC entrance door, wall units, space and plumbing for washing machine, vinyl flooring and double glazed window to front aspect

WC

0.93m x 1.96m (3'1" x 6'5")

low level WC, pedestal hand wash basin, tiled splash backs and vinyl flooring

Lounge

8.21m x 3.91m (26'11" x 12'10")

double glazed sliding doors to conservatory, electric heater, wood flooring and feature fire place with open fire

Dining Room

double glazed window to front aspect, wood flooring and electric heater

Conservatory

3.23m x 2.26m (10'7" x 7'5")

brick built base, tiled flooring and double glazed sliding doors to rear aspect

Bedroom 1

3.91m x 3.02m (12'10" x 9'11")

double glazed window to rear aspect, electric heater and fitted wardrobes

Bedroom 2

2.99m x 3.7m (9'10" x 12'1")

double glazed window to rear aspect, electric heater and fitted furniture

Bedroom 3

2.12m x 3.7m (7'0" x 12'1")

double glazed window to rear aspect

Bathroom

2.75m x 2.79m (9'0" x 9'2")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, vinyl flooring and double glazed window to front aspect

Gardens

occupying a generous plot, with well maintained gardens to front and rear. The front garden is mostly laid to lawn with mature shrubs and trees. The rear garden, is again mostly laid to lawn with planted shrubs, timber shed, greenhouse and stunning field views across the rear

Garage

2.94m x 5.35m (9'7" x 17'7")

electric roller door, double glazed window to side aspect, roof void access, power and lighting

Driveway

extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area[®]
1406.74 ft²
130.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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