







Butt Lane, Norton Disney, Lincoln

Asking Price £350,000

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Butt Lane, Norton Disney, Lincoln

Bungalow - Detached

3 Bedrooms, 2 Bathroom

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- Detached three-bedroom bungalow
- Sought-after Grosvenor Butt Lane location
- Excellent village location with easy access to Lincoln
- Owned solar panels installed in 2023 (not leased)
- Principal bedroom with walk-in wardrobe and en-suite
- Tenure - Freehold
- EPC - C
- Council Tax Band - D

Situated on the sought-after Grosvenor Butt Lane, this spacious three-bedroom detached bungalow offers generous and versatile accommodation throughout, ideal for those seeking single-storey living in a peaceful village setting. Benefitting from owned solar panels installed in 2023, oil-fired central heating, two wood-burning stoves, a conservatory, garage and beautifully maintained gardens, this property combines character with practical modern features.

Located within easy reach of Lincoln and excellent road links, the property offers the perfect balance of village living and convenience.

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Porch
9'1" x 7'1"
Tiled flooring, UPVC front entrance door, cupboard housing the consumer unit and meters, pendant light fitting and oak-effect door leading into the entrance hall.

Entrance Hall
Tiled flooring, radiator, spotlights and loft access.

Living Room
17'10" x 12'0"
Spacious reception room featuring carpet flooring, UPVC double glazed windows to the front and side elevations, feature wood-burning stove, radiator and chandelier-style light fitting.

Kitchen
10'7" x 13'10"
Fitted with a range of base and eye-level units complemented by wooden worktops, integrated fridge freezer, space for a washing machine and dishwasher, double stainless steel sink with mixer tap, LPG range cooker with extractor hood above, tiled flooring, radiator and spotlights.

Dining Room
10'5" x 8'3"
Tiled flooring, radiator, light fitting and UPVC window overlooking the rear garden, with sliding doors opening into the snug.









Snug
10'4" x 12'6"
A cosy additional reception room featuring wood-effect tiled flooring, feature wood-burning stove, pendant light fitting, UPVC window overlooking the rear garden and French doors leading into the conservatory.

Conservatory
7'11" x 12'10"
A light-filled room with tiled flooring, UPVC windows, patio doors opening onto the rear garden and wall lighting.

Utility
3'1" x 3'6"
Useful utility area with storage cupboard, lighting and wooden door providing access to the rear garden.

Master Bedroom
10'7" x 10'6"
Generous double bedroom with carpet flooring, UPVC double glazed rear window, radiator and spotlights.

Walk in Wardrobes
3'4" x 9'4"
Fitted with built-in hanging rails, carpet flooring, full-length mirror and spotlights.

En-suite
6'11" x 10'2"
Accessed via the walk-in wardrobe and fitted with tiled flooring, large vanity unit incorporating a porcelain wash basin with mixer tap, low-level WC, shower cubicle with electric shower, chrome ladder-style radiator and spotlights.

Bedroom 2
12'7" x 10'5"
Double bedroom with carpet flooring, UPVC double glazed front window, fitted wardrobes and drawers, radiator, wall lights and chandelier-style light fitting.

Bedroom 3
9'1" x 7'1"
Currently utilised as a home office, this versatile room features carpet flooring, UPVC double glazed front window, fitted wardrobe and pendant light fitting.

Bathroom
6'9" x 11'0"
Luxury five-piece suite comprising a bath with mixer tap and shower attachment, separate shower enclosure with mains-fed shower and rainfall shower head, pedestal wash basin, low-level WC, bidet, chrome ladder-style radiator, tiled flooring and spotlights.

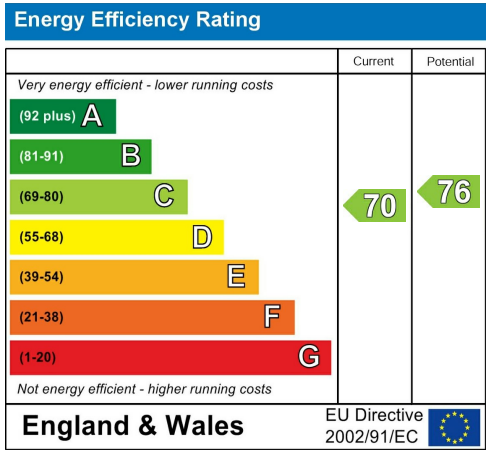
Garage
Detached garage with manual up-and-over door.

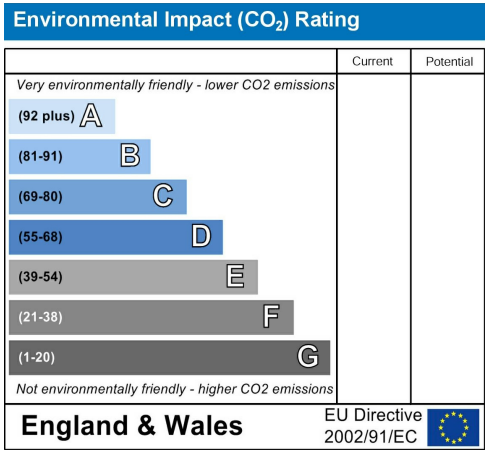
Outside
To the rear, the property enjoys a beautifully maintained mature garden with established shrubs, trees, two ornamental ponds, artificial lawn and low-maintenance gravel seating areas, creating a private outdoor retreat.

To the front is a generous lawned garden bordered by mature trees for added privacy, together with a driveway providing parking for multiple vehicles.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman