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Torrington Lane, East Barkwith



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£350,000

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SPACIOUS DETACHED BUNGALOW IN POPULAR VILLAGE with stunning views of the Church. Comprising entrance hall, lounge, kitchen, conservatory, 3 double bedrooms & shower room. Generous plot with gardens front and rear, garage, carport and driveway. NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Village Location
- Spacious Accommodation
- Stunning Views of The Church
- Entrance Hall, Lounge
- Kitchen Diner, Conservatory
- EPC rating TBC
- Tenure: Freehold

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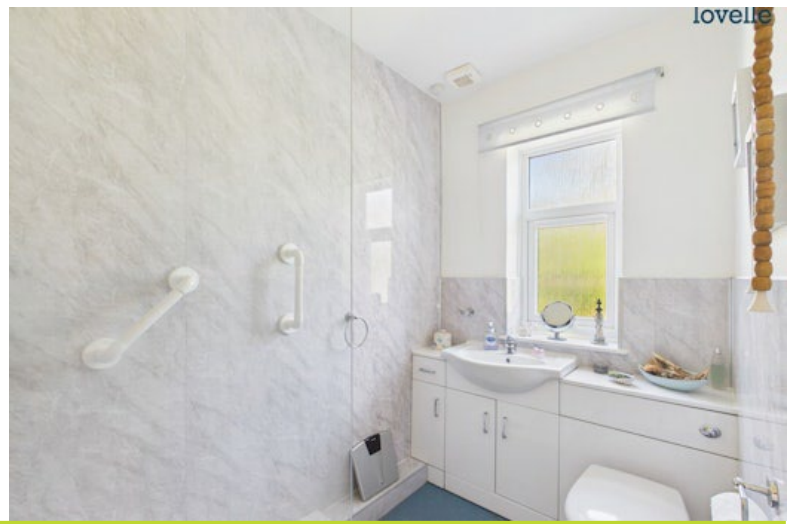
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Situation

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

Entrance Hall

3.57m x 1.68m (11'8" x 5'6")

uPVC entrance door with adjoining side screen, radiator and cloak cupboard

Boiler Room

1.66m x 1.46m (5'5" x 4'10")

double glazed window to front aspect, vinyl flooring, oil-fired central heating boiler and fitted storage

Kitchen Diner

2.58m x 4.76m (8'6" x 15'7")

a range of fitted storage units, space and plumbing for washing machine, stainless steel sink unit, space for cooker, space for fridge freezer, tiled splash backs, laminate flooring, radiator and double glazed window to front aspect

Conservatory

2.92m x 2.42m (9'7" x 7'11")

uPVC entrance doors to front and rear aspects and vinyl flooring

Lounge

4.58m x 4.76m (15'0" x 15'7")

2 double glazed windows to rear aspect, 2 double glazed windows to side aspect, 2 radiators and feature fire place

Bedroom 1

3.63m x 3.38m (11'11" x 11'1")

double glazed window to rear aspect and radiator

Bedroom 2

3.55m x 3.37m (11'7" x 11'1")

double glazed window to rear aspect and radiator

Bedroom 3

3.5m x 3.51m (11'6" x 11'6")

currently used as a dining room, double glazed window to front aspect and radiator

Shower Room

2.42m x 1.46m (7'11" x 4'10")

3 piece suite comprising low level WC, vanity hand wash basin with fitted storage, walk in shower cubicle, vinyl flooring, heated towel rail and double glazed window to front aspect

Gardens

occupying a generous plot with mature gardens front and rear. Being mostly laid to lawn with paved patio area, an abundance of planted shrubs, bushes and fruit trees with stunning views of the Church

Garage & Carport

roller door, power, lighting, double glazed window to side aspect and uPVC side entrance door with carport attached

Driveway

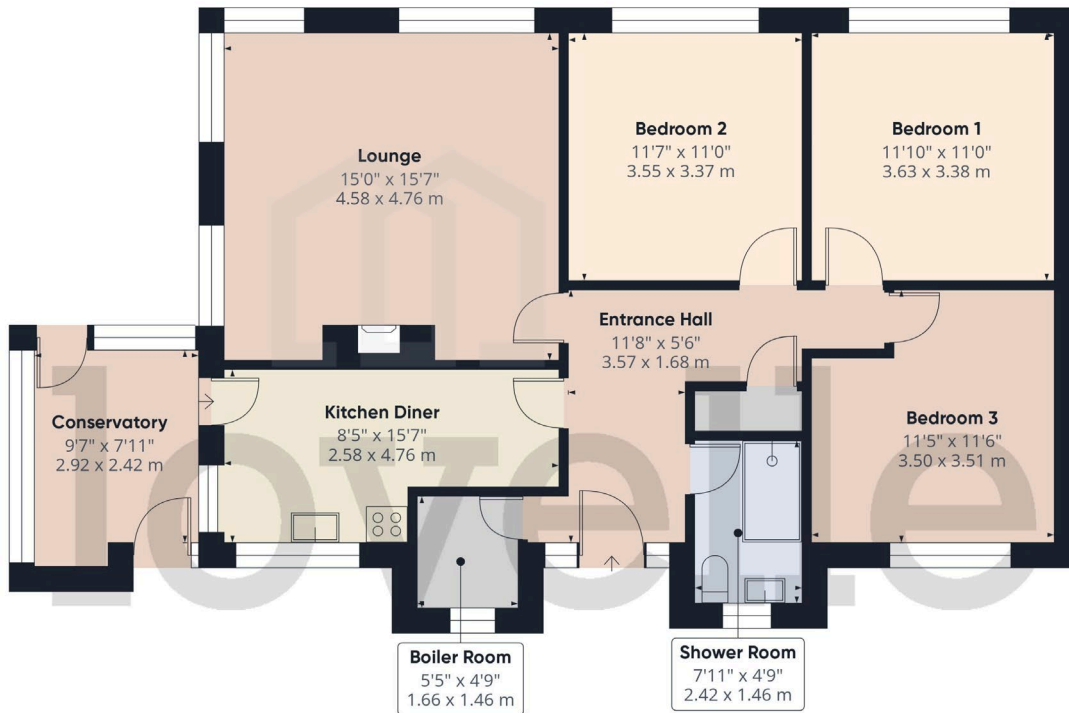
extensive driveway providing ample off road parking for a number of vehicles

Agents Notes

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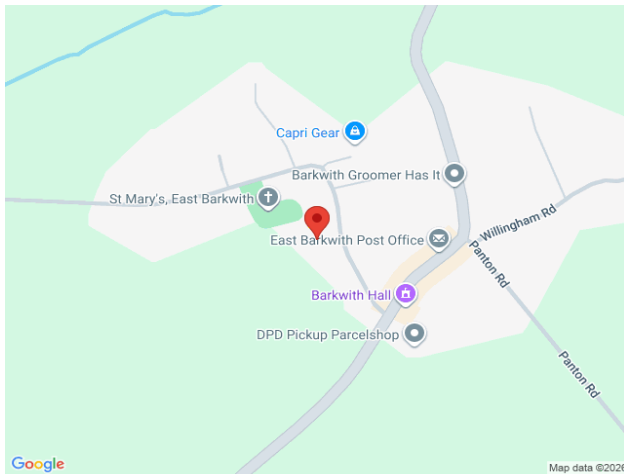




Approximate total area¹⁾
985 ft²
91.4 m²

(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.



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