



High Thorpe, Southrey



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Offers in excess of £400,000



Key Features

- Detached Bungalow
- Built Within The Last 5 Years
- Four Bedrooms
- Private Location
- Shower Room, En-Suite & WC
- One and Half Garage & Driveway
- EPC rating C
- Freehold





Well presented FOUR BEDROOM Detached Bungalow positioned down a long private driveway and surrounded by open field views. Built within the last 5 years within NHBC warranty, benefitting from Oil central heating and uPVC double glazing throughout. A regular bus service links Southrey with both Lincoln and Horncastle, while the nearby village of Bardney is only five minutes away offering a wide range of amenities including doctors surgery and pharmacy, post office, coop, award winning butchers, hairdressers, coffee shops and both infant and primary schools.



The accommodation on offer comprises Reception Hall, Lounge, 27ft Kitchen Diner, Laundry Room, WC, Family Shower Room, Four Bedrooms with Ensuite to master and integral double garage. Externally the property offers a private driveway leading to a gated courtyard with parking for up to four cars. To the side and rear of the property there is lawned gardens with vegetable plots, fruit trees and patio areas all looking out to field views.

The property has been finished to a very high standard throughout including Neff Kitchen Appliances, Instant Boil Tap, Solid wood flooring and much more.

Entrance Hall

With entrance door to the front aspect, access to storage cupboards and loft space and radiator.

Living Room 14'6" x 14'1" (4.4m x 4.3m)

With window to the front aspect, electric log effect fire and radiator.

Kitchen/Dining Room 14'6" x 27'9" (4.4m x 8.5m)

With window to the rear aspect and french doors leading to the rear garden. Fitted with a range of wall and base units

with worktops over, sink with drainer unit, integrated oven, induction hob with extractor over and radiator.

Utility Room 8'4" x 11'4" (2.5m x 3.5m)

With window to the rear aspect and door to the rear garden. Fitted with base storage cupboards with worktops over, sink with drainer unit, space and plumbing for both washing machine and tumble dryer and radiator.

Downstairs WC

With window to the rear aspect, low level WC, wash hand basin, access to storage space and radiator.

Bedroom One 11'6" x 13'5" (3.5m x 4.1m)

With window to the side aspect access to the en-suite and radiator.

En-Suite

With window to the side aspect, low level WC, wash hand basin, enclosed shower and radiator.

Bedroom Two 14'7" x 14'1" (4.4m x 4.3m)

With window to the side aspect and radiator.

Bedroom Three 15'0" x 9'3" (4.6m x 2.8m)

With window to the side aspect and radiator.

Office/Bedroom 4 9'7" x 8'10" (2.9m x 2.7m)

With window to the side aspect and radiator.

Garage 18'3" x 16'9" (5.6m x 5.1m)

With door to the side aspect, access to the utility room, electric remote controlled roll-up door, power and lighting.





Outside

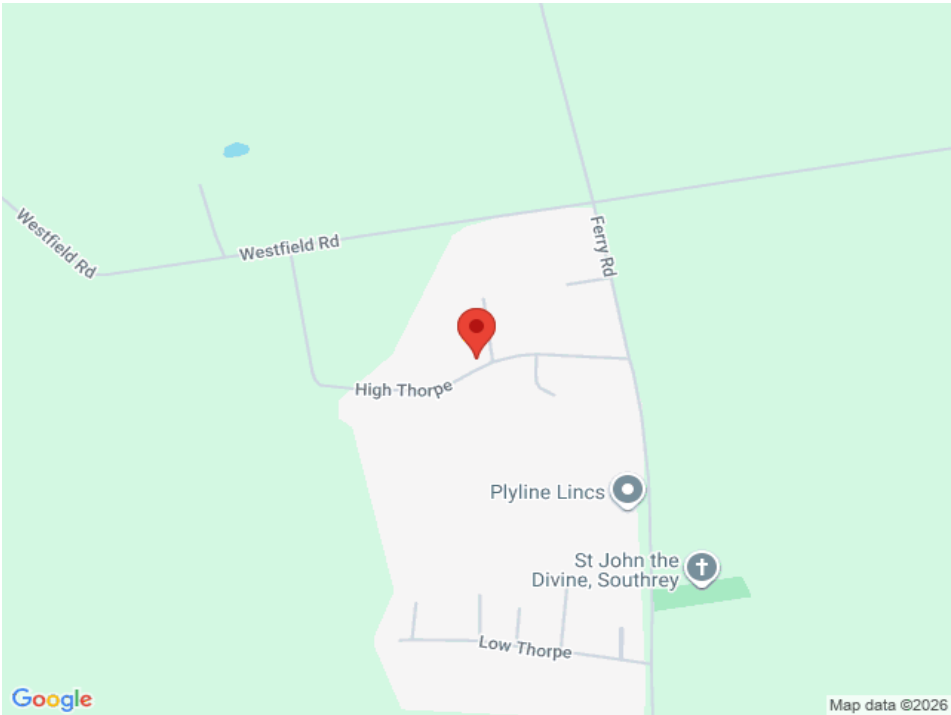
To the front of the property is a gravel driveway leading to a parking area for multiple cars. To the rear is an enclosed landscaped garden with a patio.

Agents Note

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GROUND FLOOR
1991 sq.ft. (185.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OLCOTE, SOUTHREY, LN3 5TB
TOTAL FLOOR AREA : 1991 sq.ft. (185.0 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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