







Spring Hill, Reepham, Lincoln

Asking Price £185,000

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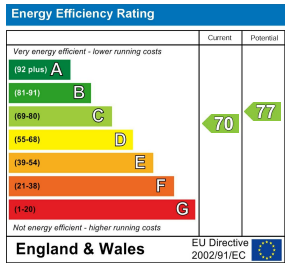


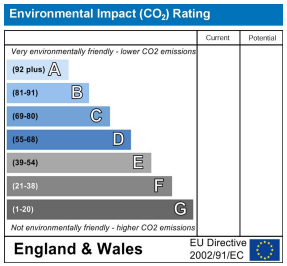
Spring Hill, Reepham, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £185,000

- Popular Village Location
- Generous Plot
- Driveway with Double Garage
- Potential to Extend (STPP).
- Modern Fitted Kitchen and Shower Room
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A





This property comprises internally of a modern fitted kitchen, lounge diner, three bedrooms and a modern shower room. Externally offering a generous plot with driveway parking for multiple vehicles and a detached double garage. Viewings are highly recommended to fully appreciate all the potential that this property has to offer.

Reepham village is positioned rurally to the North East of Lincoln, alongside the well served villages of Nettleham and Cherry Willingham for amenities. The village benefits from a post office, primary school, village shop and local pub.

EPC Rating - C

Council Tax Band - A
Tenure - Freehold

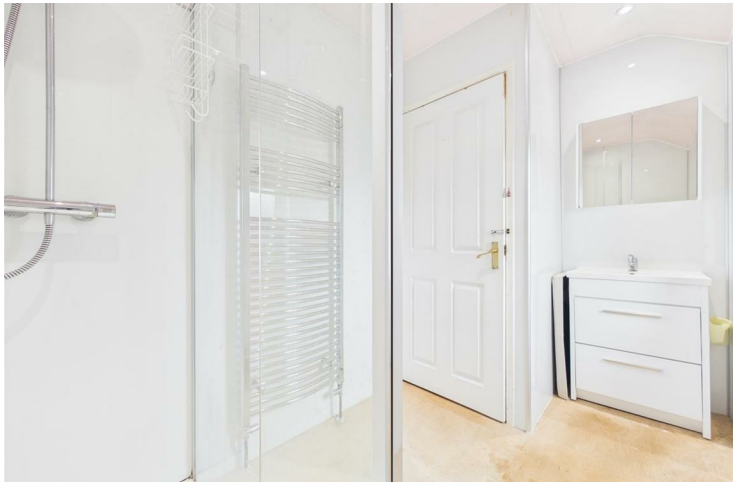
Entrance Hall
Wooden glazed entrance door, radiator and a pendant fitting. Storage cupboard houses the fuse box, electric and gas meters. Stairs rising to the first floor.

Lounge Diner
17'10" x 13'3" (max measurements).
PVC window to the front with PVC French doors to the rear garden, carpet flooring, two radiators, under stairs storage, Hive digital thermostat, ceiling and wall lighting. Gas fireplace has been decommissioned.









Kitchen
17'10" x 9'0" (max measurements).
Modern fit with base and eye level units, laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a fridge freezer. PVC side window and PVC rear door and window leading to the rear, wood effect vinyl flooring, radiator, light fittings and a storage cupboard.

Stairs / Landing
Carpet flooring, radiator, light fitting. Access to the loft is obtained via a fitted pull down ladder.

Bedroom
9'2" x 7'7"
PVC window to the side, pendant fitting and a radiator.

Bedroom
9'10" x 6'2"
PVC side window, radiator and a pendant fitting. Slim storage cupboard utilised for WC space behind.

WC
4'11" x 2'8"
Low level WC, corner vanity wash basin, PVC rear window, light fitting and a radiator.

Shower Room
10'0" x 5'6" (max measurements).
Modern feel with Mermaid panels to the walls, vanity wash basin and a walk in double tray with a luxury overhead thermostatic rainfall shower and separate handheld body sprayer. Heated towel rail, PVC rear window, spot lit ceiling and extractor.

Bedroom
13'3" x 12'0" (max measurements).
PVC front facing window, radiator, pendant fitting and a cupboard housing the Ideal combination boiler.

Double Garage
21'5" x 14'9"
Up and over door to the front, side personnel door and windows surround. Light, power and water supply.

Outside
To the front of the property is gravelled garden with mature planted shrubbery and a long tarmac driveway leading down the side and to the rear concrete driveway suitable for multiple vehicles to park off road. The generous South East facing rear garden is mostly laid to gravel with mature planted shrubbery and a concrete pathway leading to the bottom of the garden. The garden shed is included within the sale.

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