



Main Street, Torksey



£199,950

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Bathroom and En-Suite
- NO ONWARD CHAIN
- Detached Four Bedroom Bungalow
- Detached Garage
- Two Reception Rooms
- EPC Rating D



**** NO ONWARD CHAIN **** This spacious four bedroom Detached Bungalow, situated in the heart of the village of Torksey has been extended in recent years to make this 1500sq ft* home. The property further benefits from Oil Fired Central Heating.

The accommodation on offer consists of Entrance Hall, Kitchen, Lounge, Dining Room, Four bedrooms with En-Suite to Master and Family Bathroom. Outside the property there is a gated driveway to the front leading to a Single Detached Garage and to the rear there is a lawned garden with patio area.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Entrance Hall

External doors to front and side aspect. Access to airing cupboard.

Kitchen 4.27m x 2.58m (14'0" x 8'6")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four ring electric hob with extractor over, electric single oven, dishwasher, integrated fridge freezer, washing machine and vertical radiator.



Lounge 3.97m x 4.27m (13'0" x 14'0")
Window to rear aspect and radiator.

Dining Room 4.41m x 3.45m (14'6" x 11'4")
Patio doors to rear aspect and radiator.

Bedroom One 3.8m x 5.43m (12'6" x 17'10")
Window to rear aspect and radiator.

En-Suite 3.03m x 2.11m (9'11" x 6'11")
Window to side aspect, fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.



Bedroom Two 4.17m x 3.44m (13'8" x 11'4")

Bay window to front aspect and radiator.

Bedroom Three 3.03m x 2.58m (9'11" x 8'6")

Bay window to front aspect and radiator.

Bedroom Four 2.79m x 2.56m (9'2" x 8'5")

Bay window to front aspect and radiator.

Bathroom 3.03m x 2.03m (9'11" x 6'8")

Fitted with panel bath, corner shower cubicle, low level WC, wash hand basin, extractor and radiator.



Outside

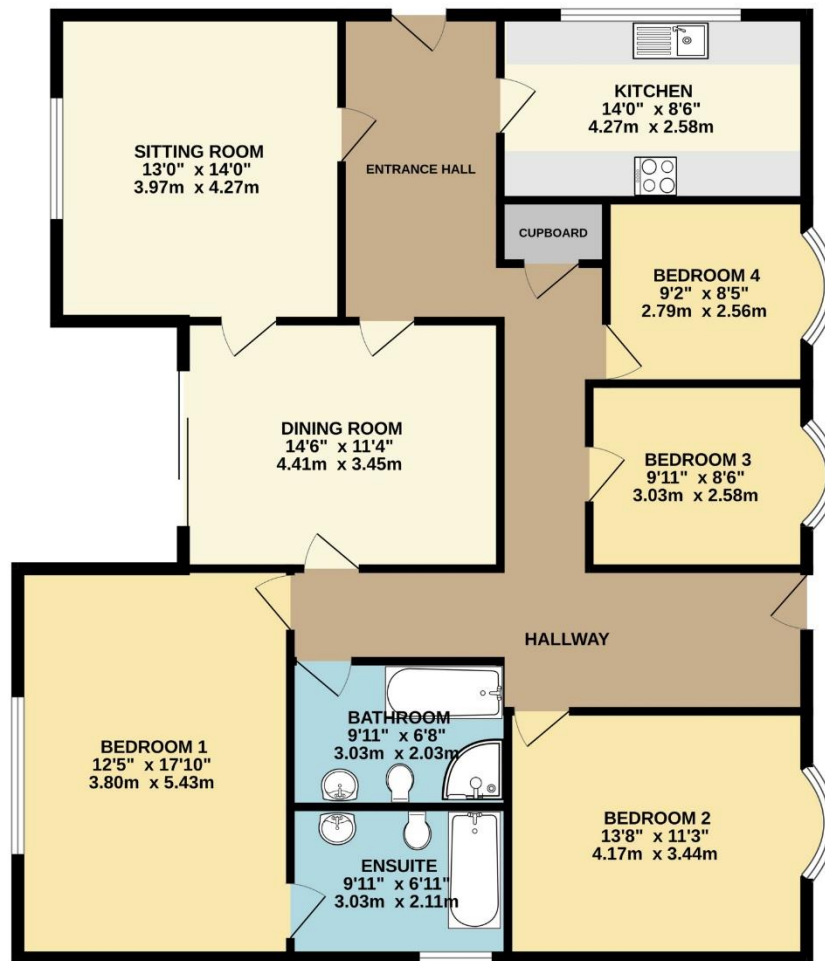
To the front of the property there is a front garden along with gated driveway with parking for up to four cars leading to a detached single garage. To the rear of the property there is a lawned garden with patio area.

Agent Note

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

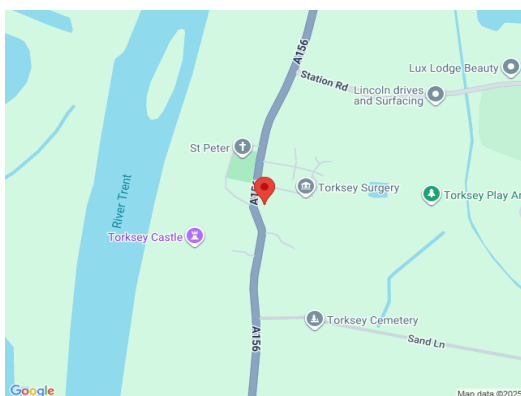
GROUND FLOOR 1461 sq.ft. (135.7 sq.m.) approx.



THE OLD POST OFFICE, MAIN STREET, LN1 2EE

TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

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