



Hawthorn

Burgh-on-Bain, Lincolnshire

BROWN & CO



Hawthorn, Burgh-on-Bain, Lincolnshire

A spacious semi-detached bungalow situated in the highly sought-after village of Burgh-on-Bain, located within the picturesque Lincolnshire Wolds. The property occupies a generous plot and offers potential to extend, subject to the relevant planning consents. The well-proportioned accommodation comprises an entrance porch, hallway, living room, kitchen/dining room, conservatory, three bedrooms and a shower room. Externally, the property is accessed via a driveway providing ample off-street parking, with pleasant gardens positioned to both the side and rear.



ACCOMMODATION

Entrance Porch

Main entrance door, door opening into:

Entrance Hall

Loft access, storage cupboard, radiator.

Living Room

Double glazed window to front, electric fire, two radiators.

Kitchen / Dining Room

Double glazed window and entrance door to conservatory, one and a half drainer sink, preparation worktops, base and eye level storage units, integrated oven, microwave, hob and extractor, space for fridge freezer, radiator.

Conservatory

Double glazed windows to rear, door leading to rear garden, stainless steel drainer sink, spaces for washing machine and tumble dryer, worktop, tiled flooring.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Shower Room

Two double glazed windows to side, WC, pedestal wash basin, double shower cubicle, heated towel rail, radiator, tiled flooring and walls.

Outside

To the front, gated access opens onto a driveway providing ample off-street parking. To the side, there is a lawned garden with established vegetable plots and a range of useful storage sheds. To the rear, the property enjoys a pleasant paved patio area, ideal for outdoor seating and entertaining.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 55 Mbps and an upload speed of 9 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

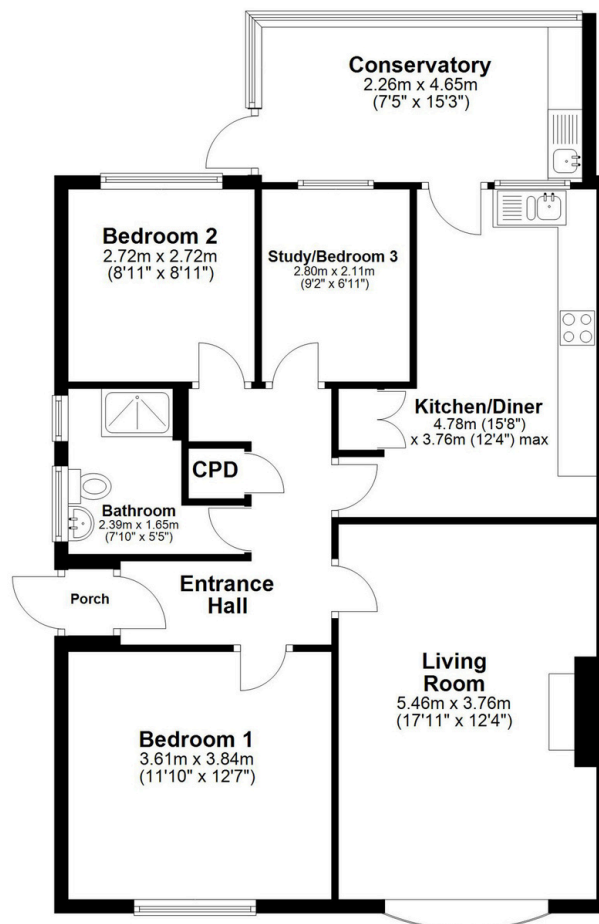
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



AGENT
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Total area: approx. 90.3 sq. metres (971.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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