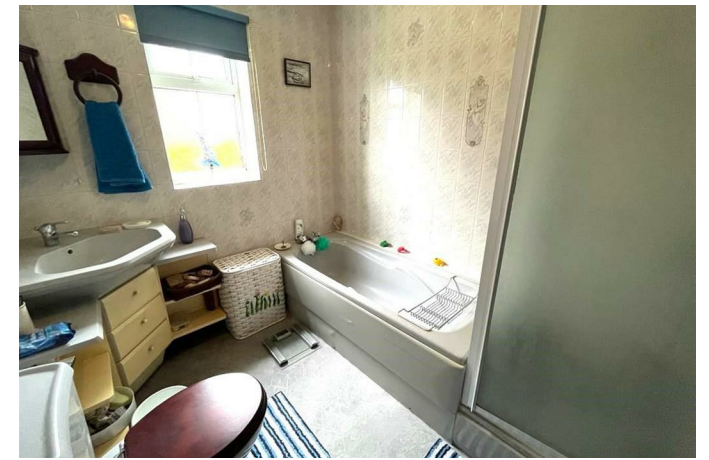




**HUNTERS®**  
HERE TO GET *you* THERE

Lodge Lane, Upton, Gainsborough | Asking Price £375,000  
Call us today on 01427 616118





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**An individually designed detached bungalow with extensive gardens and double Garage located in the popular village of Upton, which has access to the market town of Gainsborough and cathedral city of Lincoln which are well served with amenities including schools, supermarkets, medical and lesiure facilities. Accommodation comprising Entrance Hallway, Lounge, Kitchen Diner, Utility Room, three Bedroom with En Suite to Master and family Bathroom. VIEWING RECOMMENDED.**

**ACCOMMODATION**

uPVC doubale glazed entrance door leading into:

**ENTRANCE HALLWAY**

Radiator, loft access, coving to ceiling and useful airing/linen cupboard. Doors giving access to:

**LOUNGE**

22'8" x 11'6"

uPVC double glazed window to the front elevation and double glazed patio doors to the side elevation, wooden fireplace and surround with marble effect backing and hearth with inset open fronted gas fire.

**KITCHEN DINER**

19'10" x 11'6"

uPVC double glazed windows to the front and side elevations, wood finished fitted kitchen comprising base, drawer and wall units with complementary worksurface, tiled splashbacks, inset sink and drainer, integrated oven and four ring gas hob with extractor over, built in fridge and dishwasher, coving to ceiling and radiator. Door giving access to:

**UTILITY ROOM**

7'10" x 5'8"

uPVC double glazed Entrance door giving access out to the patio area and garden beyond, provision for automatic washing machine, central heating boiler and radiator.

**MASTER BEDROOM**

15'1" x 11'1"

Door from Hallway.  
uPVC double glazed window, range of fitted bedroom furniture including wardrobes, bedside tables, overhead storage cupboard, dressing table and drawers, coving to ceiling, radiator. Door giving access to:

**EN SUITE**

uPVC double glazed window, suite comprising low level w.c., basin mounted in vanity unit, corner bath with tiled splashbacks.

**BEDROOM TWO**

11'8" x 11'8"

uPVC double glazed window and radiator.

**BEDROOM THREE**

11'8" x 11'6"

uPVC double glazed window and radiator.

**FAMILY BATHROOM**

8'0" x 6'7"

uPVC double glazed window and four piece bathroom suite comprising w.c., pedestal wash hand basin, panel sided bath and separate shower cubicle, tiled splashback and radiator.

**EXTERNALLY**

A gated and walled entrance gives access to the block paved driveway allowing off road parking for eight plus vehicles and turning point leading to the brick built double Garage with up and over door, light and power and side entrance door. Mature well tended gardens are to the side and rear of the property with a variety of shrubs, bushes, flowering plants, slabbed patio area and lawns. The property also has a further paddock which is mainly set to lawn with trees and hedges.

**AGENTS NOTE**

The property benefits from owned solar panels which provide electricity and a regular income.

**COUNCIL TAX**

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'E'

**TENURE - FREEHOLD**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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