



## Ferry Road, Southrey, Lincoln, LN3 5TA

- FOUR bedrooms, FIVE receptions, SPACIOUS 1,583 sq ft individually designed, non estate detached BUNGALOW including internal ANNEX POTENTIAL
- Detached GARAGE (with light, power and widow), PARKING for FOUR cars including CARAVAN if required
- LOUNGE with bow window and FEATURE exposed brick inglenook style fireplace having WOOD/multi fuel BURNER and built in base cupboards either side of fireplace
- GENEROUS fitted KITCHEN incl Leisure Cuisine range cooker (with 3 x fan electric ovens and 5 gas rings), Neff extractor, built in dishwasher, space/plumbing for fridge freezer etc
- BEAUTIFUL 0.9 ACRE plot (sts) incl established WEST FACING and PRIVATE rear gardens, 3 extensive feature patios, fruit trees, banana, palm, vegetable beds, 2 greenhouses, 2 sheds
- UPVC double glazed including external doors, PVC soffits and fascias, CENTRAL HEATING with Worcester annually serviced boiler, WOOD/multi fuel BURNER
- GARDEN ROOM with BAY window to rear garden & open plan to DINING ROOM having side window. Also a SNUG & FAMILY ROOM (currently housing freezers as sell their own produce
- Dual aspect very SPACIOUS UTILITY BOOT room incl sink, space/plumbing for min. 2 x appliances, worktops, range of base & wall units and full height pantry unit

**Offers Over £475,000**





# Ferry Road, Southrey, Lincoln, LN3 5TA

## DESCRIPTION

This is a 4 bedroom, 5 reception, spacious 1,583 sq ft, individually designed, non estate detached bungalow incl internal annex potential, with a detached garage (having light, power and widow), parking for 4 cars incl for caravan if required, on a beautiful and generous 0.9 acre private gardens plot (sts), at the end of a cul-de-sac location in a desirable village, that has a pub, designated country walks, national cycle routes, regular bus service to the cathedral city of Lincoln, and is less than 3 miles to supermarket.

It also benefits from UPVC double glazing incl external doors, PVC soffits and fascias, central heating with Worcester annually serviced boiler, wood/multi fuel burner.

The established beautiful gardens incl west facing and private rear, 3 extensive feature patios, external lighting, feature lamp post light, 2 water taps, 2 greenhouses, 2 sheds, fruit trees (banana, damson, plum eating and cooking apples etc), palm, vegetable beds, small pond and footbridge, bark chipped walks etc.

The property consists of entrance lobby and hall with built in cupboard, lounge (bow window and feature exposed brick inglenook style fireplace having wood/multi fuel burner and built in base cupboards either side of fireplace), garden room (with bay window to rear garden) open plan to the dining room and there is also a snug and family room (currently housing freezers as sell their own produce).

A generous fitted kitchen (incl Leisure Cuisine range cooker with 3 fan electric ovens and 5 gas rings, Neff extractor, built in dishwasher, space/plumbing for fridge freezer, range of base and wall units etc), dual aspect very spacious utility boot room (incl sink, space/plumbing for min. 2 appliances, worktops, range of base & wall units and full height pantry unit).

Modern shower room (with double width shower, monsoon and flexible shower heads, hand basin in vanity unit with soft closure double cupboard, illuminated mirror and back-to-wall toilet), and the 4 bedrooms.









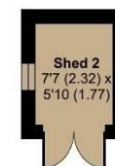
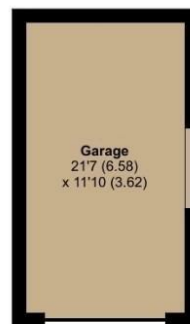
# Ferry Road, Southrey, Lincoln, LN3

Approximate Area = 1907 sq ft / 177.1 sq m (includes garage)

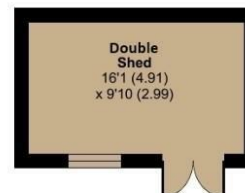
Outbuildings = 204 sq ft / 18.9 sq m

Total = 2111 sq ft / 196.1 sq m

For identification only - Not to scale



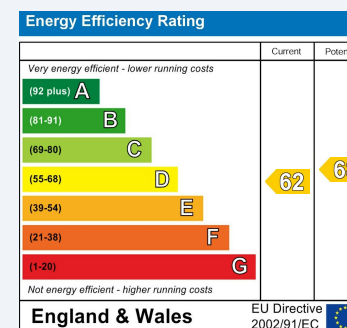
**OUTBUILDING 2**  
APPROX FLOOR  
AREA 4.1 SQ M  
(45 SQ FT)



**OUTBUILDING 1**  
APPROX FLOOR  
AREA 14.7 SQ M  
(159 SQ FT)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1331684



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