



Lowthorpe, Southrey, Lincoln, LN3 5TD

- SPACIOUS 1,555 sq ft FOUR bedroom, THREE reception, detached COTTAGE
- Established GENEROUS GARDENS with WEST facing rear and TWO side gardens including SOUTH facing, summer house, pergola, green house, vegetable beds, fruit trees
- 14 x SOLAR PANELS, fully paid for, including 3 x BATTERIES, UPVC double glazing including external doors, Fischer remote controlled CERAMIC heating, Mains drainage
- Fitted KITCHEN BREAKFAST room including Rayburn RANGE cooker, separate electric oven and hob, space for breakfast table and chairs etc
- BATHROOM with wall mounted monsoon and flexible hose SHOWER heads, and built in double fronted airing cupboard
- 0.55 ACRE plot (sts) with far reaching COUNTRYSIDE VIEWS to three sides
- Detached GARAGE with attached store room and PARKING for three cars
- Dual aspect LOUNGE and SECOND RECEPTION, both with built in cupboards, as well as DINING/FAMILY ROOM
- Dual aspect 190 sq ft UTILITY/BOOT room including fitted sink, TWO built in cupboards and space/plumbing for MINIMUM THREE appliances
- DESIRABLE LOCATION in village having pub, designated country walks, national cycle routes and a regular bus service

Price £300,000



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DESCRIPTION

This is a spacious 1,555 sq ft four bedroom, three reception, detached cottage on a 0.55 acre plot (sts) with far reaching countryside views to three sides, having established generous gardens with west facing rear and two side gardens including south facing, summer house, pergola, green house, vegetable beds and fruit trees, as well as a detached garage with attached store room and parking for three cars, all in a desirable village location.

It also benefits from 14 x solar panels, fully paid for, including 3 x batteries, UPVC double glazing including external doors, Fischer remote controlled ceramic heating, mains drainage, external light and water supplies, and is offered freehold.

The property consists of dual aspect lounge and second reception, both with built in cupboards, as well as dining/family room, fitted kitchen breakfast room (including Rayburn range cooker, separate electric oven and hob, space for breakfast table and chairs etc), dual aspect 190 sq ft utility/boot room (including fitted sink, two built in cupboards and space/plumbing for minimum of 3 appliances), bathroom (with wall mounted monsoon and flexible hose shower heads, and built in double fronted airing cupboard), four bedrooms (including built in wardrobes to two of them), UPVC double glazed entrance lobby, entrance and rear halls, and landing with two staircases.

The village of Southrey has a village pub that serves meals, designated country walks, national cycle routes and a regular bus service to the cathedral city of Lincoln, well serviced village of Bardney (including Co-op supermarket and less than three miles away) and the historic market town of Horncastle.





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Approximate Area = 1559 sq ft / 144.8 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuilding = 240 sq ft / 22.3 sq m
 Total = 1949 sq ft / 181 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hunters Property Group. REF: 1219526

Viewings

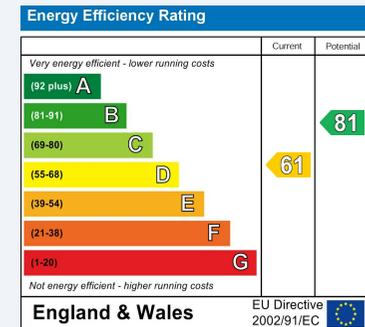
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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