



Fosse Lane, Thorpe-On-The-Hill, Lincoln

Offers In Excess Of £295,000



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Bungalow - Detached
3 Bedrooms, 1 Bathroom

Offers In Excess Of £295,000

- Extended Family Home
- Generous Non-Estate Plot
- Deceptively Spacious Property
- Sunroom and Garden Room
- Driveway Parking with Carport
- Front and Rear Gardens
- No Onward Chain
- Tenure - Freehold
- EPC Rating - F
- Council Tax Band - C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>172 plus) A</p> <p>(111-171) B</p> <p>(69-110) C</p> <p>(15-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	66		33
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Deceptively spacious and extended three bedroom detached bungalow occupying a generous non estate plot within the popular village of Thorpe on the Hill. This family home would benefit from renovation, being sold with no onward chain. Viewings are by appointment only.

Internally comprising of three bedrooms, four piece bathroom, sunroom, lounge, spacious kitchen, open plan dining room with snug, garden room, utility room, laundry and WC plus a store room. Externally offering front and rear gardens, driveway parking and a carport.

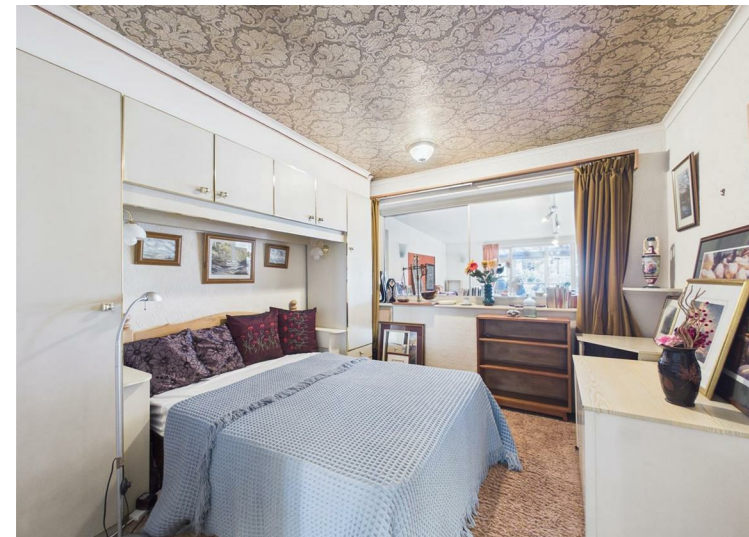
Thorpe on the Hill is located approximately a mile from the A46 offering convenient access to both Lincoln

and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing. The local parish coordinate village events, plus there is a regularly held community cafe. Whisby Nature Park is only a short distance away offering walks, exhibitions, cafe and a shop.

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Sunroom
14'5" x 9'3"

Made of PVC construction. Entering via the PVC front door onto carpet flooring, ceiling lighting, storage



heater and sliding doors to the lounge. Access into the entrance hall.

Entrance Hall

Carpet flooring, ceiling lighting, secondary glazing and a fitted storage cupboard.

Hallway

Carpet flooring, storage heater, storage cupboard, airing cupboard housing the hot water cylinder, ceiling lighting and access to the loft.

Bedroom

12'5" x 11'9"

PVC box bay window to the front, carpet flooring, storage heater, ceiling and wall lighting.

Bedroom

9'3" x 8'10"

Carpet flooring, secondary glazing side window and a pendant fitting.

Bathroom

10'3" x 7'7"

Four piece suite comprising of a concealed cistern WC, vanity wash basin, panel bath and a corner cubicle housing the Triton electric shower. Fully tiled room with a storage heater, secondary glazed side window, light and extractor.

Bedroom

10'7" x 10'5"

Glazed sliding window to the rear, carpet flooring, ceiling lighting and fitted bedroom furniture.

Lounge

16'8" x 12'9"

Sliding patio doors to the front plus glazed double doors giving additional access to the kitchen. Carpet flooring, storage heater, ceiling and wall lighting plus an electric feature fire with hearth and surround.

Kitchen

22'1" x 10'7"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted Neff oven plus an electric hob with fitted extractor above, integrated fridge plus further space for a freestanding fridge freezer. Carpet flooring, spot lit ceiling, glazed door and windows to the rear.

Dining Room / Snug

32'4" x 12'1" (max measurements).

Can be separated into two rooms via central bi-folding doors. Carpet flooring, ceiling and wall lighting, secondary glazed windows and a glazed door to the rear plus two storage heaters.

Store

17'1" x 8'10"

Partially glazed wooden door to the front leading out to the carport, carpet flooring and fluorescent lighting. Housing both consumer units and the electric meter. Door and glazed window to the rear.

Garden Room

32'2" x 11'1"

Part brick, part PVC construction with PVC French doors leading out to the rear garden, tiled flooring and wall lighting.

Utility / Cloakroom

Accessed via the store or the garden room. There is a utility room (2.566 x 1.878) with base level units, tiled splash back and a stainless steel sink and drainer. Tiled flooring, storage heater and fluorescent lighting. Furthermore, you have a washroom (2.041 x 1.517) with vanity sink and separate cloakroom (2.051 x 0.906) with low level WC, with a glazed window to the side, tiled flooring and ceiling lighting.

Laundry Room

9'5" x 4'8"

Base level units with a laminated work surface, space and plumbing for a washing machine, wall mounted wash basin, tiled flooring, fluorescent lighting and a side glazed window.

Outside

To the front is a mature, low maintenance garden being mostly laid to gravel with planted shrubbery. There is a gated, sweeping, concrete driveway in front of the carport suitable for multiple vehicles to park off road. The rear garden can be accessed to both sides and the front further benefits from outside lighting. The carport benefits from lighting, water and a power supply. To the far right of the front garden is a narrow public footpath leading to the open grassland on Brindley Close. The generous rear garden faces to the East, landscaped for low maintenance with an initial extensive patio area and raised planting beds. Continuing through to find a gravelled garden with a central pond and pathways with seating areas around the planted beds to sit and enjoy in the sunshine. Furthermore, there is a large shed to be included within the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Approximate total area⁽¹⁾
 209.5 m²
 2257 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.