



Blacksmiths Lane, Thorpe on The Hill

Offers In Excess Of £350,000



Blacksmiths Lane, Thorpe on The Hill

House - Detached

4 Bedrooms, 2 Bathrooms

Offers In Excess Of £350,000

- Modern Detached Family Home
- Living Room with Wood Burning Stove
- Open Plan Kitchen Diner with Garden Room
- Ground Floor Study
- Bathroom and Shower Room
- Driveway Parking with Secure Space for Motorhome
- Landscaped Private Rear Garden
- No Onward Chain
- Tenure - Freehold
- EPC Rating - F / Council Tax Band - C



Four bedroom detached family home situated within the desirable village of Thorpe-on-the-Hill, sold with NO ONWARD CHAIN. This modern and well presented home comprises internally of a living room, kitchen diner, garden room, study, shower room and workshop, four bedrooms and bathroom. Externally boasting a landscaped rear garden and driveway parking for multiple vehicles on the front or secured to the side.

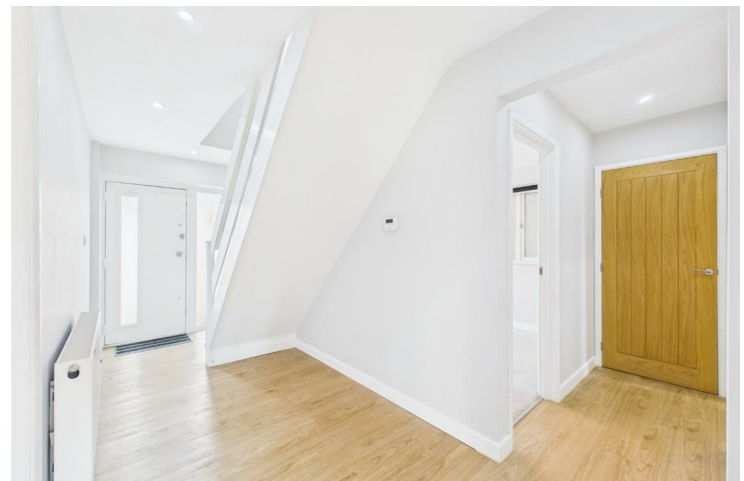
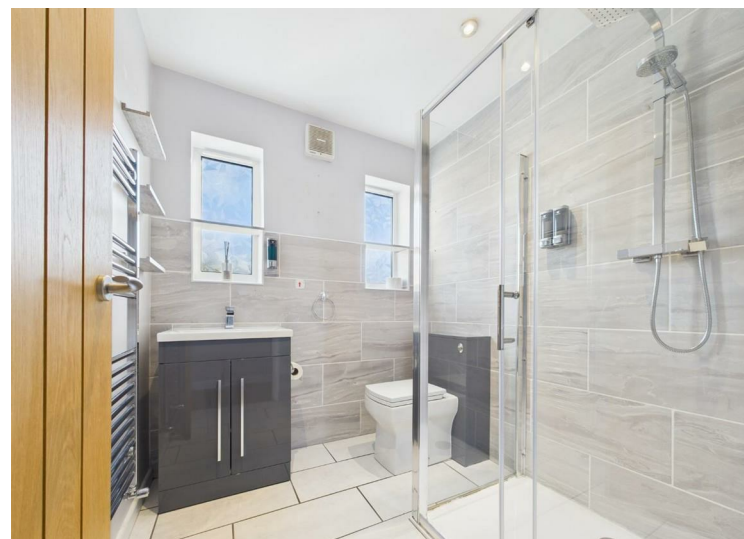
Thorpe on the Hill is located approximately a mile from the A46 offering convenient access to both Lincoln and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing. The local parish coordinate village events, plus there is a

regularly held community cafe. Whisby Nature Park is only a short distance away offering walks, exhibitions, cafe and a shop.

EPC Rating - F
Council Tax Band - C
Tenure - Freehold

Entrance Hall

Composite glazed entrance door and PVC side panel, wood effect flooring with carpeted stairs rising to the first floor, spot lit ceiling, radiator, EPH boiler controls and a storage cupboard.



Living Room

15'6" x 11'10"

PVC window to the front, wood burning stove with tiled hearth and oak mantle, radiator, carpet flooring and a pendant fitting.

Kitchen Diner

20'8" x 10'2"

Base and eye level high gloss units with laminated work surfaces incorporating a breakfast bar, tiled splash back and an inset composite sink and drainer. Fully fitted with a range of integrated appliances to include a double oven and microwave, gas hob with extractor over, dishwasher, washer dryer and a fridge freezer. PVC rear window, two radiators, wood effect flooring, spot lit ceiling and the Ideal gas boiler is housed.

Garden Room

10'3" x 8'7"

PVC windows and two sets of French doors giving access to the garden, vaulted ceiling with skylights, spotlights and a pendant fitting, wood effect laminate flooring.

Study

14'5" x 8'10"

PVC front and side windows, carpet flooring, pendant fitting, radiator and a cupboard housing the mains consumer unit and electric meter.

Shower Room

6'9" x 6'3"

Concealed cistern WC, vanity wash basin and a double cubicle housing the mains thermostatic overhead rainfall shower and separate handheld body sprayer. PVC rear windows, tiled flooring, heated towel rail, spot lit ceiling and extractor.

Workshop / Store

28'8" x 4'2"

PVC glazed door and panels to the rear giving access to the garden, wood effect laminate flooring, high gloss units with a laminated work surface.

Stairs / Landing

PVC front window, carpet flooring and a pendant fitting.

Bedroom

10'9" x 9'0" (max measurements).

PVC front window, carpet flooring, pendant fitting and a radiator.

Bedroom

9'11" x 8'11" (max measurements).

PVC rear and side windows, carpet flooring, pendant fitting and a radiator. The loft is boarded with power and lighting and is accessed via a fitted pull down ladder.

Bathroom

8'6" x 5'10" (max measurements).

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC rear window, wood effect laminate flooring, built in shelf storage, heated towel rail, light and extractor.

Bedroom

13'0" x 12'0" (max measurements).

PVC window to the rear enjoying views towards St Michael's church, carpet flooring, pendant fitting and a radiator.

Bedroom

12'0" x 7'10" (max measurements).

PVC front window, carpet flooring, pendant fitting and a radiator.

Outside

To the rear is a landscaped and private garden being

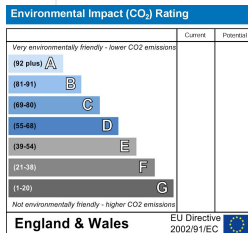
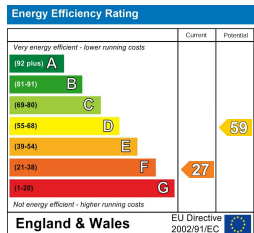
mostly laid to lawn with planted borders and three decked seating areas. Further benefitting from a water and power supply. Furthermore to the side, through the double gates is an extensive gravelled area ideal for securely storing a motorhome. There is also lighting, further power supplies and storage sheds. The LPG store is brick built with gated access. The front offers a block paved and gravelled driveway suitable for multiple vehicles to park off road, lighting and power supply.

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.

LPG Heating

The property is heated by an efficient LPG system with four cylinders discreetly positioned behind a secure gate and wall. Two cylinders operate at a time for seamless changeover. Annual running costs were under £1,000 (June 2024–Oct 2025). Delivery and fitting services available locally. LPG combi boilers are an efficient heating solution for homes off the mains gas grid, providing both hot water and central heating in one unit. Modern condensing models can reach efficiency levels over 90%, converting most of the fuel into heat with minimal waste. By heating water on demand, they reduce energy loss and save space, making them a cost-effective and eco-friendly option for households.



Floor 0



Floor 1



Approximate total areath

135.6 m²

1459 ft²

Reduced headroom

4.1 m²

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Martin & Co Lincoln Lettings

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

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.