



Blacksmiths Lane, Thorpe on The Hill

Offers In Excess Of £360,000


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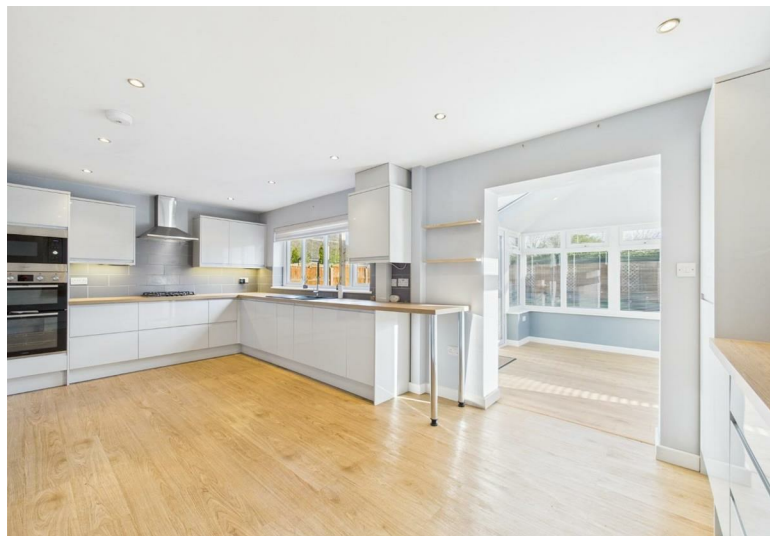
Blacksmiths Lane, Thorpe on The Hill

House - Detached

4 Bedrooms, 2 Bathrooms

Offers In Excess Of £360,000

- 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.

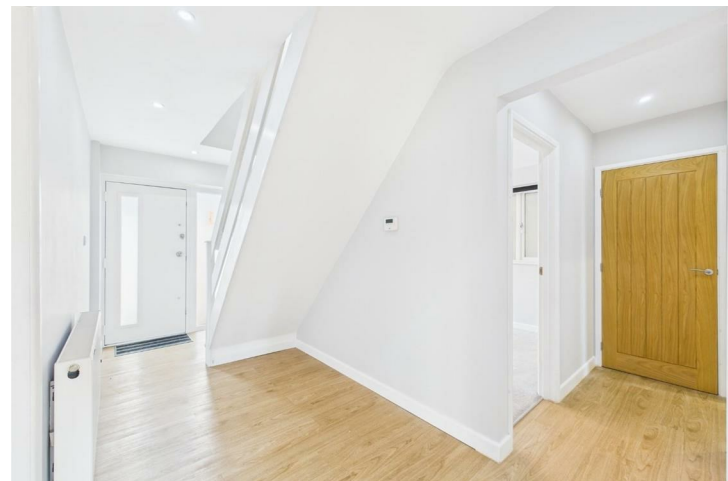
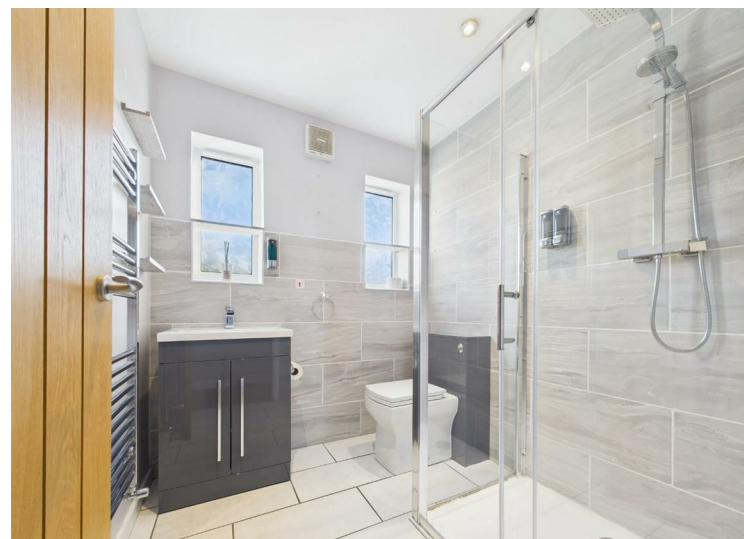
Thorpe on the Hill is located approximately a mile from the A46 offering convenient access to both Lincoln and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing.

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.

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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 an 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.

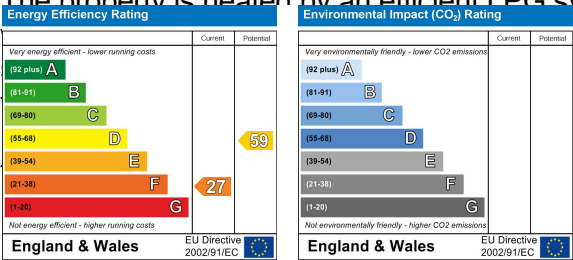
Bedroom
13'0" x 12'0" (max measurements).
PVC window to the rear enjoying views towards St Michael's church, carpet flooring, pendant fitting and a radiator.

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 and a at a time costs were y and





Floor 0



Floor 1



Approximate total area⁽¹⁾

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.

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Martin & Co Lincoln Lettings

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

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

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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.