



## Diamond Cottage, High Thorpe

Southrey, LN3 5TB



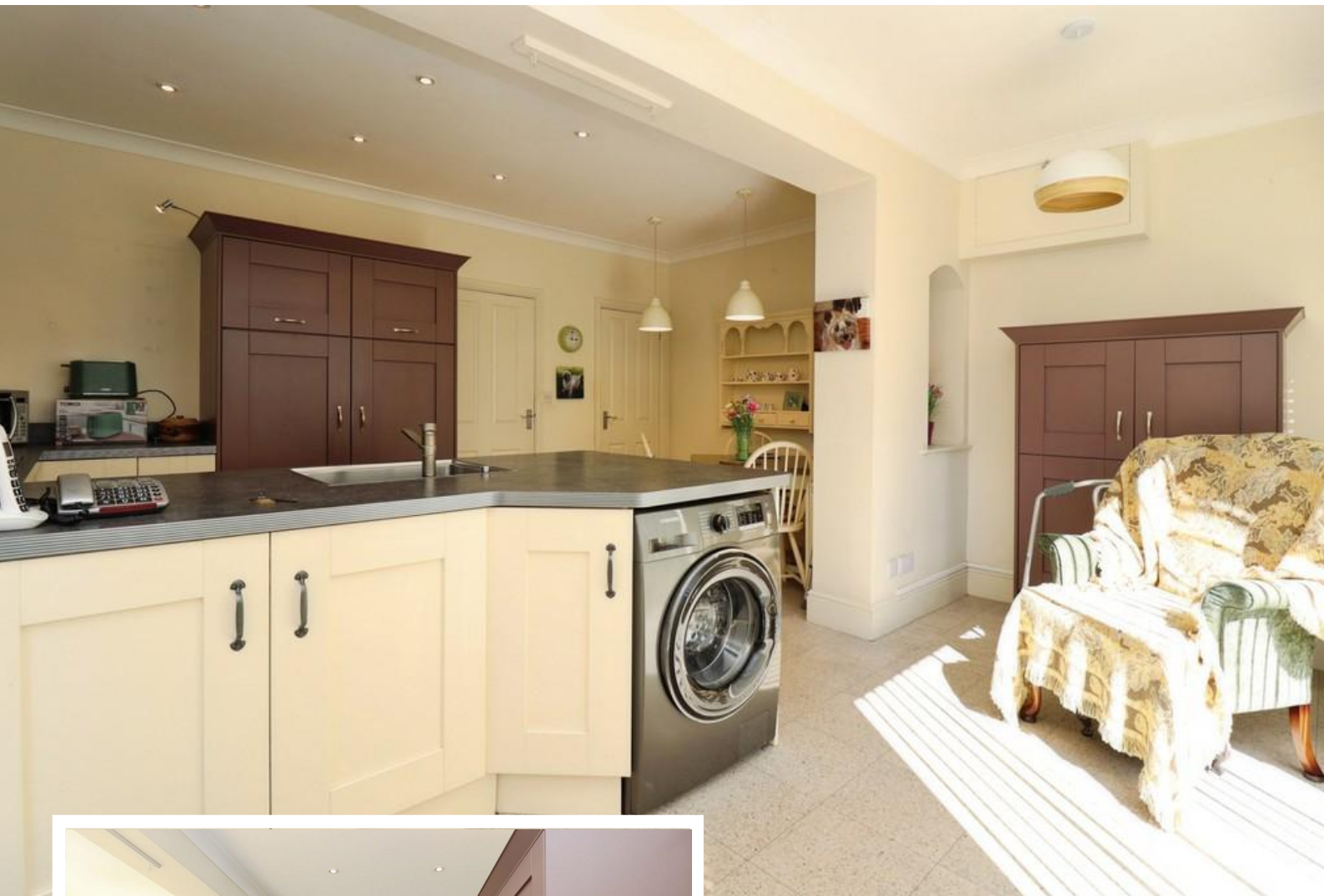
Book a Viewing!

**£250,000**

An extended and improved Semi-Detached House situated in the rural village of Southrey. The property is within a short drive of the nearby village of Bardney and offers access to the market town of Horncastle, the village of Woodhall Spa, and the Cathedral City of Lincoln. Internally, the property provides versatile living accommodation. An Entrance Hall gives access to the Lounge and a Ground Floor Bathroom, offering the potential for a ground floor bedroom if required. The Hallway also leads through to a Sitting Room with stairs rising to the First Floor, and access into the extended Open Plan Kitchen Diner. The kitchen is fitted with a modern range of units with integrated appliances and provides space for dining, with views over the rear garden. To the First Floor, the Landing gives access to Two Double Bedrooms and a Bathroom. Externally, the property occupies a generous plot. To the front there is a driveway providing off-road parking and access to a detached garage. To the rear are maintained and established gardens. The property is being sold with No Onward Chain.



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**SERVICES**

Mains water, electricity and drainage.  
Heating is predominantly via night storage heaters,  
with partial LPG gas central heating.

**EPC RATING – F.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Located in this semi rural village of Southrey close to the popular village of Bardney. Bardney offers a Co-op, two public houses, butchers, post office, Doctors' Surgery, pharmacy, church and riverside walks along the river Witham.



## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door, spotlighting, night storage heater and cupboard housing gas-fired central heating boiler.

### LOUNGE

14' 10" x 12' 0" (4.52m x 3.66m) With UPVC double glazed windows and sliding doors, gas fire and radiator.

### BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m) With UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin, bath with shower over, vertical radiator, spotlighting, electric fan heater and access to roof void.



### SITTING ROOM

12' 4" x 11' 8" (3.76m x 3.56m) With UPVC double glazed bay window and night storage heater.

### KITCHEN/DINER

15' 11" x 13' 10" (4.85m x 4.22m) With UPVC double glazed windows and external door. Fitted with a range of wall, drawer and base units with work surfaces over, stainless steel sink, integrated oven and ceramic hob, integrated fridge and dishwasher, night storage heater and under stairs storage cupboard.

### FIRST FLOOR LANDING

With UPVC double glazed window.

### BEDROOM 1

12' 4" x 11' 11" (3.76m x 3.63m) With UPVC double glazed window and night storage heater.

### BEDROOM 2

12' 4" x 8' 5" (3.76m x 2.57m) With UPVC double glazed window and night storage heater.



### BATHROOM

11' 7" x 5' 9" (3.53m x 1.75m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with shower over, electric heated towel rail, night storage heater, fully tiled walls and spotlighting.

### OUTSIDE

The property is situated on a generous plot. To the front there is a driveway providing off-road parking and access to a detached garage. The rear gardens are maintained and established, offering a good level of outdoor space.





**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

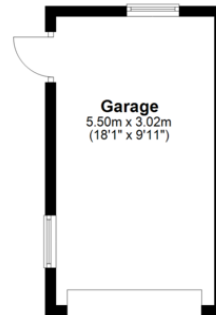
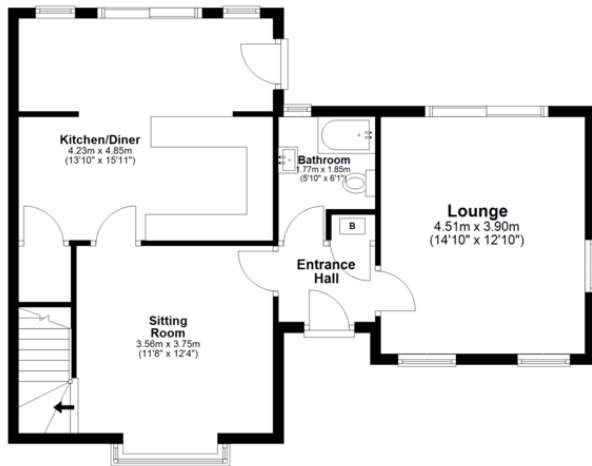
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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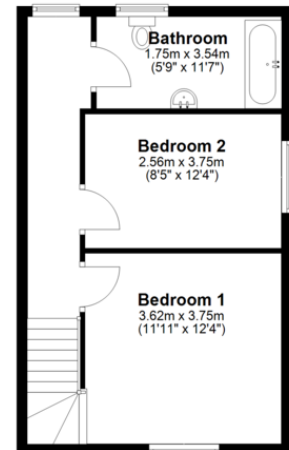
**Ground Floor**

Approx. 81.5 sq. metres (877.6 sq. feet)



**First Floor**

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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**22 King Street**  
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NG25 0EN  
01636 813971

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