



16 Lincoln Lane

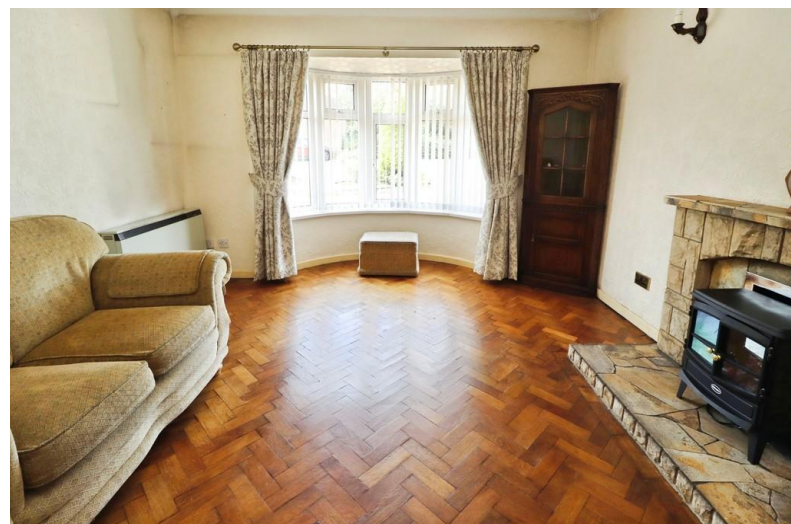
Thorpe-on-the-hill, LN6 9BH



Book a Viewing!

£295,000

Situated on a stunning non estate plot within the highly sought after village of Thorpe-on-the-Hill, this charming Bay Fronted Detached Bungalow has been lovingly owned and cared for by the same family since its construction in 1955. Offering well presented accommodation throughout, the property comprises a welcoming entrance hall, a spacious lounge featuring a bay window and original parquet flooring, a fitted kitchen with pantry, conservatory, three well proportioned bedrooms and a shower room. The beautifully established gardens are a particular feature of the home, having been lovingly maintained to create a peaceful and private retreat. The property further benefits from a generous gravelled driveway providing ample off-road parking and a single garage. A rare opportunity to acquire a characterful bungalow in a desirable village setting, and viewing is highly recommended. NO CHAIN.





LOCATION

Thorpe-on-the-hill is a small village and civil parish in North Kesteven. It is situated less than 1 mile north from the A46 road, and 6 miles south-west from Lincoln city centre. There is a local village primary school and public house. The village is situated close to nearby North Hykeham where there are a wide variety of further amenities, secondary schooling and superstores. The property is well situated for easy access to the A46 Bypass, providing excellent links to the A1 Newark, Nottingham and Leicester.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

13' 10" x 11' 11" (4.24m x 3.65m) With double glazed bay window to the front aspect, decorative fireplace, original parquet flooring and electric storage heater.

KITCHEN

12' 0" x 9' 9" (3.66m x 2.99m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge and freezer, double glazed windows to the side and rear aspects and door to the conservatory.



PANTRY

With storage shelving, tiled flooring and access to the loft space.

CONSERVATORY

9' 10" x 9' 10" (3.02m x 3.00m) With double glazed door to the garden and electric storage heater.

BEDROOM 1

11' 11" x 11' 10" (3.64m x 3.61m) With double glazed bay window to the front aspect and electric storage heater.

BEDROOM 2

11' 11" x 9' 10" (3.64m x 3.02m) With double glazed window to the rear aspect, fitted wardrobes and electric storage heater.



BEDROOM 3

8' 7" x 8' 5" (2.64m x 2.57m) With double glazed window to the side aspect and electric storage heater.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, heater towel radiator and double glazed window to the side aspect.

LOFT SPACE

15' 9" x 12' 11" (4.82m x 3.95m) With double glazed window to the front aspect and eaves storage.

OUTSIDE

The property sits on a generous non estate plot. To the front is a lawned garden with mature shrubs and flowerbeds inset. A gravelled driveway provides ample off-street parking for multiple vehicles and access to the garage. The garage has twin opening doors to the front, light and power. To the rear of the property there is a large established garden. The garden is laid mainly to lawn, with patio seating areas, fish pond, mature shrubs, flowerbeds, sheds, Summer House and greenhouse.



KEY FACTS FOR BUYERS

SERVICES

Mains Electricity, water and drainage services available. Electric storage central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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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

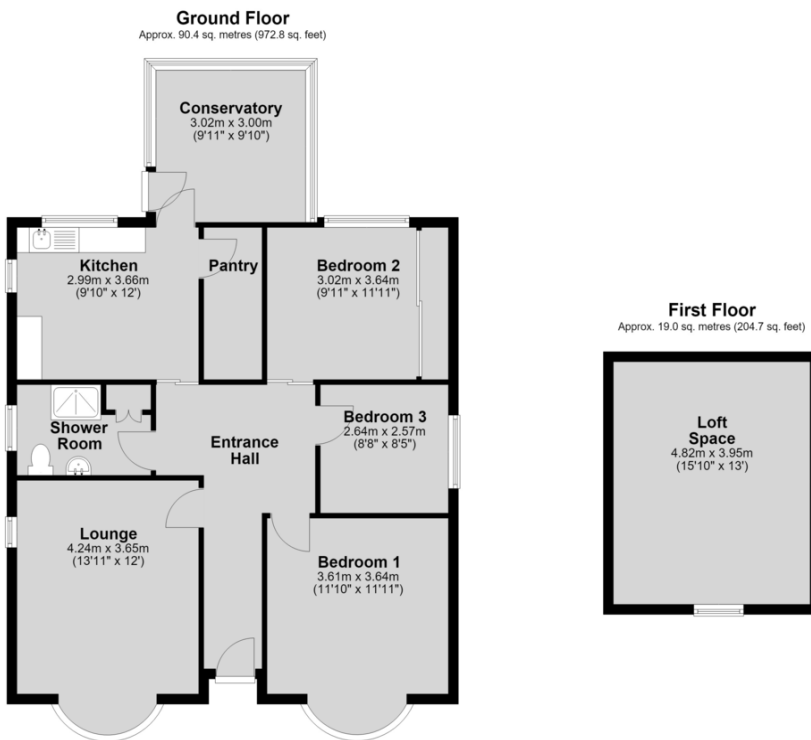
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 109.4 sq. metres (1177.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

