



Looprevil

Old Fen Lane, Scrub Hill, Lincolnshire LN4 4XD

£375,000

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



Looprevil

Old Fen Lane, Scrub Hill LN4 4XD

Lincoln – 25 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 11 miles

Woodhall Spa - 8 miles

Distances are approximate

Looprevil (Liverpool backwards) is a detached bungalow providing three double bedrooms, kitchen diner, living room and large conservatory pleasantly situated along a country lane. The property has surprising large rooms including 20' 9" x 14' 4" living room, 21' 2" x 19' 9" main bedroom and 20' 9" x 14' 4" conservatory, a thoughtfully designed spacious home. Outside the property stands to nearly half an acre of garden with ample parking for several vehicles and integral garage. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattershall. A viewing is highly recommended to fully appreciate the size of accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a UPVC door leading to:

Reception Hall

With moulded cornices, picture rails, timber flooring, two radiators, power points and a deep walk-in airing cupboard/drying room. There is a glazed panel door to:

Living Room 20' 9" x 14' 4" (6.32m x 4.37m)

Overlooking the rear garden and having gas coal effect fire set to decorative surround, moulded cornices, two radiators, power points and UPVC double doors to:



Conservatory 20' 9" x 14' 4" (6.32m x 4.37m)

Providing views over the rear garden and having tiled flooring, two radiators, power points, UPVC patio doors to garden and further UPVC door to bedroom two.

Kitchen Diner 21' 5" x 12' 10" (6.52m x 3.91m)

Dining Area 12' 10" x 8' 8" (3.91m x 2.64m)

With front aspect and having coving, dado rail, radiator, power points and wide-open doorway to:

Kitchen Area 12' 7" x 12' 10" (3.83m x 3.91m)

Also, with a front aspect and having a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units including range oven with five ring gas hob. There are wall mounted cupboards above, filter hood over the hob and dresser style unit to one side, tiled flooring, radiator, power points, door returning to reception hall and door to:

Utility Room 9' 8" x 5' 2" (2.94m x 1.57m)

Being fully wall tiled and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is tiled flooring, radiator, power points, UPVC door to side of property and service door to garage.

Bedroom 1 21' 2" x 19' 9" (6.45m x 6.02m) main

Overlooking the rear garden through UPVC patio doors and having moulded cornices, dado rail, radiator, power points and door to **En-Suite** with a suite comprising shower area, low-level WC and wash hand basin over vanity unit. There is tiled flooring, radiator and extractor fan.

Bedroom 2 12' 3" x 11' 4" (3.73m x 3.45m)

With views over the rear garden and UPVC patio door to conservatory. There is coved ceiling, radiator, ceiling fan light and power points.

Bedroom 3 14' 7" x 11' 5" (4.44m x 3.48m)

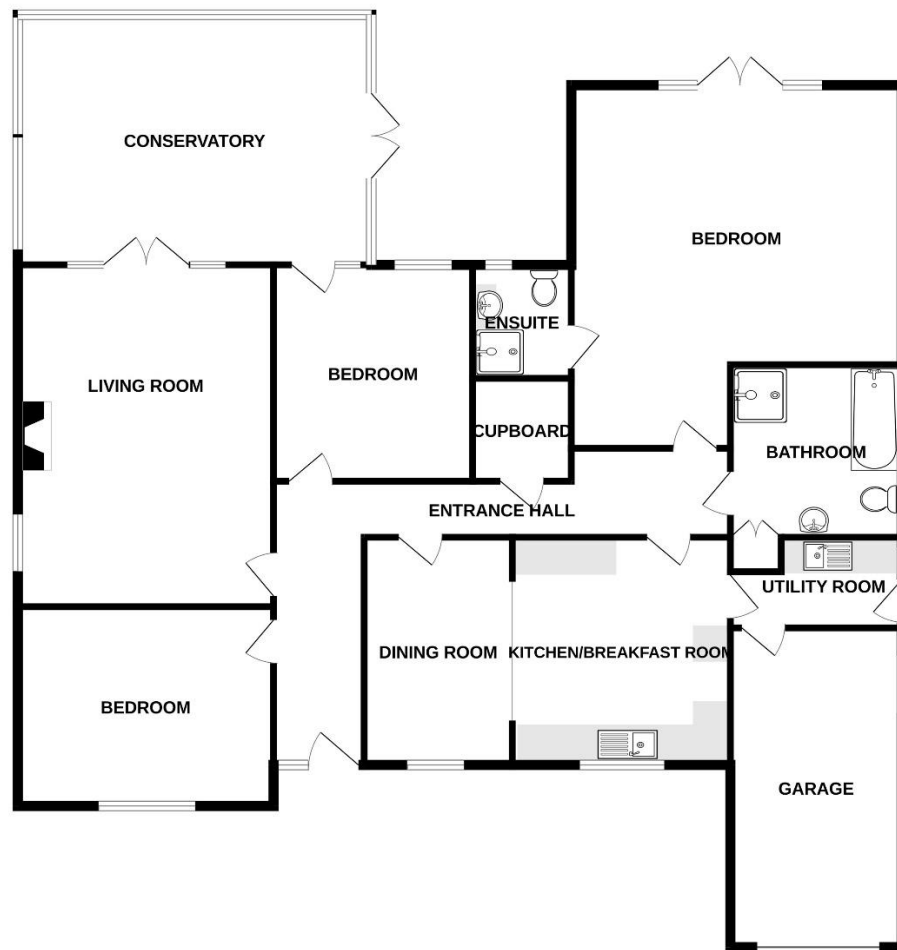
With front aspect and having coving, radiator and power points.

Bathroom 10' 3" x 10' 0" (3.12m x 3.05m)

Being fully wall tiled and having a white suite comprising panelled bath with ornate shower attachment taps, shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring, radiator and full height double vanity cupboard.



GROUND FLOOR
2105 sq.ft. (195.5 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

The property is approached over a gravelled drive providing ample parking for several vehicles, turning area and leads to **Integral Garage 18' 3" x 9' 10" (5.56m x 2.99m)** with roller door, power, lighting and service door into the property. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn with a wide variety of ornamental shrubs and fruit trees to borders. There is a paved patio area off the conservatory forming a sheltered courtyard. There are three timber garden sheds and a **Brick Outbuilding 22' 0" x 9' 0" (6.70m x 2.74m)** providing, storage, workshop and WC with power, lighting and water.

Further Information

Mains water and electric. Drains to a private system. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = D
EPC RATING = D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries. The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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