



## Thistledown

Barkwith Road, South Willingham, Market Rasen. LN8 6NN







## Thistledown, South Willingham

A fully renovated three bedroom bungalow in the sought after village of South Willingham, a beautiful friendly village with excellent dog walks on the doorstep situated in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

The property itself has been significantly improved and now features a fantastic open plan living dining kitchen with quality fittings throughout, engineered oak flooring, feature tiled wall, art deco door handles, fresh carpets and decoration throughout.

### ACCOMMODATION

Wooden double glazed leaded main entrance door with matching full height double glazed leaded panel into:

**Hallway** of generous L shaped proportions, built in airing cupboard with linen shelving, radiator with shelf over, engineered oak flooring, main telephone point and single power point. Doors to bedroom accommodation with open access to:



**Living Dining Kitchen - Living Area** with wooden double glazed bay window to the front aspect and uPVC double glazed French doors to the rear aspect (Safety Glass); feature tiled wall feature, engineered oak flooring, radiator beneath the bay window. TV and internet points, LED inset ceiling spotlights, central lighting controls and multiple power points.

**Dining Area** with uPVC full height window to the rear aspect (Safety Glass); two vertical column radiators, engineered oak flooring, LED inset ceiling spotlights and multiple power points, some with USB charging.



**Kitchen Area** having wooden double glazed leaded window to the side aspect and uPVC double glazed full height window to the front aspect (Safety Glass); a good range of base, wall and full height units, stainless steel sink and drainer inset to matrix gold granite worktops, multifunction tap with various flows, granite upstands and window sill. Touch sensitive under counter lighting, space and connection for electric cooker and American style fridge freezer, deep pan drawers, vertical column radiator, ceramic tiled flooring, LED inset ceiling spotlights and multiple power points.

**Bedroom 1** with wooden double glazed leaded window to the front aspect; built in wall of wardrobes with mirror front to one door, hanging rails and shelving, radiator, TV and internet points. Door to:

**En Suite** comprising large oblong corner shower cubicle with sliding door glass enclosure, monsoon and standard shower heads from thermostatic mixer valve, low level WC with concealed cistern. Full floor and wall tiling, grey column radiator and ceiling light. Wooden obscure double glazed window to the front aspect.

**Family Shower Room** having wooden double glazed leaded obscure window to the side aspect; walk in oblong shower cubicle with part fixed and part hinged shower screen, monsoon and standard shower heads from thermostatic mixer valve, low level WC/bidet and basin over white high gloss storage unit. Wood effect ceramic tiled flooring, extractor fan with light over shower, ceiling light and radiator. Sliding door to:



**Laundry Room** having space and connection for washing machine and vented tumble dryer, base units with worktop over, wood effect ceramic tiled flooring, ceiling light and multiple power points.

**Bedroom 3** having wooden double glazed leaded window to the rear aspect; feature wall, radiator, TV and internet points and multiple power points.





**Bedroom 2** having aluminium sliding patio doors to the rear aspect; radiator, ceiling light, TV and internet points and multiple power points.

## OUTSIDE

The property is approached from the front over a gravel driveway, recently re-laid with new membrane and gravel over providing parking and turning for multiple vehicles. A stone wall alongside the driveway separates the drive from the lawn area set with mature established trees and shrubs. The front boundary is an open slope laid to lawn and one side boundary laurel hedging and the other conifer.

There is gated access both sides of the property to the rear with two wrought iron style gates on one side and one the other. Immediately to the rear of the property is a large paved seating area with curved staggered stone retaining wall beyond. Feature steps lead up past a beautiful specimen Sycamore 'brilliantissimum shrimp' and through to a lawn area set with feature mature conifers. One side boundary is a mix of wooden panel fencing and beech hedge with post and rail fencing through and the other side conifer.

The rear boundary is more open with a mix of post and rail fencing, deliberately kept open to maximize the views from the garden where there is a paved base looking out over the countryside beyond. There is a substantial secure metal garden store to the corner of the garden.



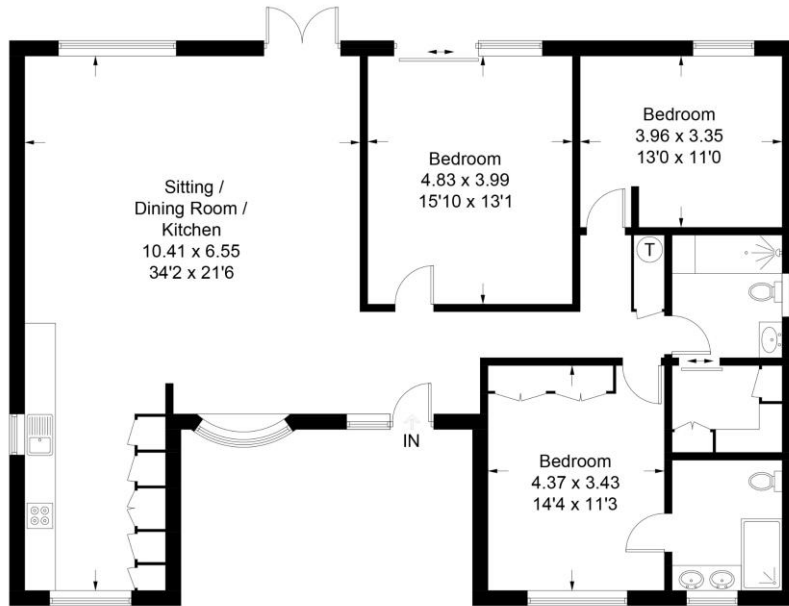






## Thistledown

Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE 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.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

*Brochure prepared 13.5.2021*

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Old Bank Chambers, Horncastle, LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

