Olcote, High Thorpe

Southrey



MOUNT & MINSTER









Olcote, High Thorpe

Southrey

A private and spacious home, tucked away in a quiet position on the edge of this pretty village with high-end accommodation and useful local amenities in the neighbouring village.

INTRODUCTION

An exceptional four-bedroom detached bungalow discreetly positioned along a private driveway, with rear open field views. Built within the last five years and benefiting from the remainder of an NHBC warranty, the property offers high-quality modern living. The accommodation is thoughtfully arranged to provide well-proportioned and versatile living space, comprising a welcoming reception hall, generous sitting room and an impressive 27ft kitchen/dining room. There is also a separate laundry room, cloakroom and family shower room, together with four bedrooms, including a principal bedroom with en suite facilities. An integral double garage provides useful additional storage and parking.

OUTSIDE

Outside, the property is approached via a private driveway leading to a gated courtyard, providing parking for up to four cars. The gardens extend to the side and rear and are predominantly laid to lawn, incorporating raised beds, a small orchard with established fruit trees, a shed and green house, together with a vegetable patch. The areas enjoying far-reaching views across the adjoining fields, creating a peaceful and attractive setting.

LOCATION

The small village of Southrey lies in a peaceful rural setting, surrounded by countryside and beside the River Witham. The village itself includes a local pub, active village hall and a splendid church, while nearby Bardney (approx. 2.7 miles) offers access to local amenities including various shops, doctors surgery, a local pub, award winning butchers, pharmacy and a village hall, as well as a its own primary school. Further schooling is available at the independent St. Hugh's School, while the nearest state secondary school is Branston Community Academy.

A regular bus service links Southrey with both Lincoln and Horncastle. with both Branston and Woodhall Spa providing further access to shops and amenities,. Further transport connections Transport connections include the A15, 11 miles away, as well as rail services from Metheringham

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: D

West Lindsey District Council



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TENURE
Freehold with vacant possession on completion.

METHOD OF SALE
The property is offered for sale by Private Treaty.

SERVICES
Oil fired central heating, mains drainage, water and electricity.

VIEWINGS
By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION
For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

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Olcote, Southery



Approx. Gross Internal Floor Area 189.05 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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