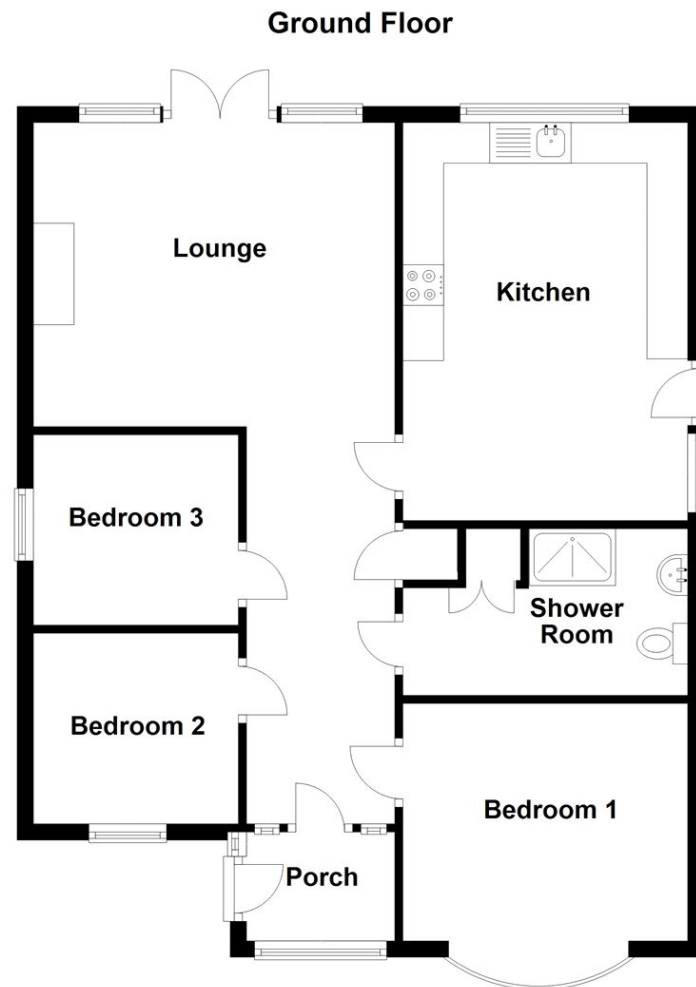


Low Road, South Kyme, Lincoln

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Low Road, South Kyme, Lincoln, Lincolnshire, LN4 4AG

£240,000 Freehold

Boasting a corner position within this rural village this detached three bedroom bungalow is further enhanced by having no onward chain. The well-presented accommodation includes a spacious dining kitchen and living room with French doors to the garden and a log burner, viewing is a must.

DETACHED BUNGALOW | THREE BEDROOMS | KITCHEN DINER | LOG BURNER | CORNER PLOT | DETACHED GARAGE | UPVC DOUBLE GLAZING | RAYBURN COOKER | NO CHAIN

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## ACCOMMODATION

**Porch** - approached via a part glazed uPVC entrance door with side window the porch has uPVC window to front aspect and wood flooring.

**Entrance Hall** - a 3/4 glazed hardwood door leads from the porch to entrance hall with built in storage cupboard, wood flooring.

**Living Room** - 14'3" x 11'6" (4.34m x 3.5m) having uPVC French doors with 2 full height glazed side windows to rear aspect leading to garden, wood flooring, log burner, wall lights wall mounted heater.

**Kitchen Dining Room** - 16'1" x 11'7" (4.9m x 3.53m) with uPVC windows to rear and side aspects, half glazed uPVC door to side aspect, being fitted with a generous range of solid wood base and eye level units with wood worktop over, oil fired rayburn, twin bowl stainless steel sink, ceramic hob and electric oven, flag effect tiled flooring.

**Bedroom 1** - 11'6" x 9'7" (3.5m x 2.92m) having uPVC bow window to front aspect, overhead storage, wood flooring, radiator.

**Bedroom 2** - 8'4" x 7'9" (2.54m x 2.36m) uPVC window to side aspect, wood flooring, radiator.

**Bedroom 3** - 8'4" x 7'8" (2.54m x 2.34m) having uPVC window to front aspect, wood flooring, telephone point, radiator.

**Shower Room** - with opaque glazed uPVC window to side aspect, being fitted with a 3 piece suite comprising double shower cubicle, close coupled WC, pedestal hand wash basin, airing cupboard housing lagged hot water cylinder, ceramic tiled flooring, heated towel radiator.

**Outside** - the property offers a corner plot with a front garden area, gravelled driveway offering off street parking for up to 3 vehicles, a detached brick built garage currently converted to a utility room and office with window to front aspect and personal door to side aspect, light, power points and water.

the rear garden is of particular note offering a high degree of privacy and abutting the towpath beside the river, the garden is principally laid to lawn with a generous block paved patio, established shrub beds and a useful garden shed, tap and outside light.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

