

EPC TO FOLLOW

The Bungalow

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft
Loft = 77.3 sq m / 832 sq ft
Garage = 25.0 sq m / 269 sq ft
Total = 242.5 sq m / 2610 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.



The Bungalow, Side Bar Lane, Heckington Fen, Lincolnshire, NG34 9LY

£385,000 Freehold

Situated in the peaceful rural setting of Side Bar Lane, Heckington Fen, this detached bungalow occupies a generous mature plot with open countryside surrounding the property, offering a rare opportunity for buyers looking for space, privacy and the chance to create a superb long-term home.

Peaceful Rural Location | Detached Bungalow On Generous Plot | Surrounded By Open Countryside | Over 1,500 Sq Ft Of Ground Floor Accommodation | Approx. 830 Sq Ft Loft/Hobbies Space | Spacious Sitting & Dining Room | Large Conservatory Overlooking The Garden | Three Well-Proportioned Double Bedrooms | Utility Room Or Home Office | Attached Double Garage | Extensive Driveway Providing Ample Parking | Beautiful Wrap-Around Gardens | Well Maintained Throughout



DESCRIPTION

Set well back from the lane, the property is approached via a large driveway providing ample parking for several vehicles, leading to the attached double garage. The gardens immediately create an excellent first impression, while the open views across the surrounding farmland give the property a real sense of peace and seclusion. Inside, the bungalow offers over 1,500 sq ft of well-proportioned accommodation. At its heart is an impressive 31ft sitting and dining room, providing plenty of space for both everyday living and entertaining, complete with a feature fireplace. The kitchen is fitted with a range of solid wood units and enjoys views across the rear garden, whilst the adjoining conservatory is a fantastic additional reception room, stretching over 20ft in length and making the most of the outlook across the garden. There are three good-sized bedrooms, two of which benefit from fitted wardrobes, together with a spacious family bathroom and separate WC. A further utility room offers flexibility and would also make an ideal home office, hobby room or study. A real bonus is the substantial loft space, extending to over 830 sq ft, which is currently used for storage and hobbies but offers excellent potential for a variety of uses, subject to



any necessary permissions.

Outside is where this home really comes into its own. The gardens wrap around the property and have been beautifully established over many years, with sweeping lawns, mature trees, well-stocked borders and a feature pond creating a wonderful setting. The rear garden enjoys uninterrupted views across the surrounding countryside, making it an ideal place to sit and enjoy the peaceful location.

The bungalow has clearly been well looked after throughout its ownership but would now benefit from a programme of updating, giving the next owners the opportunity to modernise to their own taste while making the most of its generous proportions and outstanding plot.

Properties in locations such as this are rarely available, particularly those offering such spacious accommodation, mature gardens and fantastic potential. An early viewing is highly recommended.

ACCOMMODATION

- Entrance Hall
- Sitting / Dining Room - 31'5" x 14'6" (9.58m x 4.42m) 31'5" x 14'6"
- Kitchen - 18'3" x 8'10" (5.56m x 2.7m)
- Conservatory - 20'4" x 9'2" (6.2m x 2.8m)
- Utility Room - 8'9" x 5'8" (2.67m x 1.73m)
- Bedroom One - 12'11" x 11'3" (3.94m x 3.43m)
- Bedroom Two - 11'4" x 9'7" (3.45m x 2.92m)
- Bedroom Three - 9'7" x 8'11" (2.92m x 2.72m)
- Family Bathroom
- Separate WC
- Double Garage - 17'8" x 15'1" (5.38m x 4.6m)
- Loft / Hobbies Space - 34'1" x 27'7" (10.4m x 8.4m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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