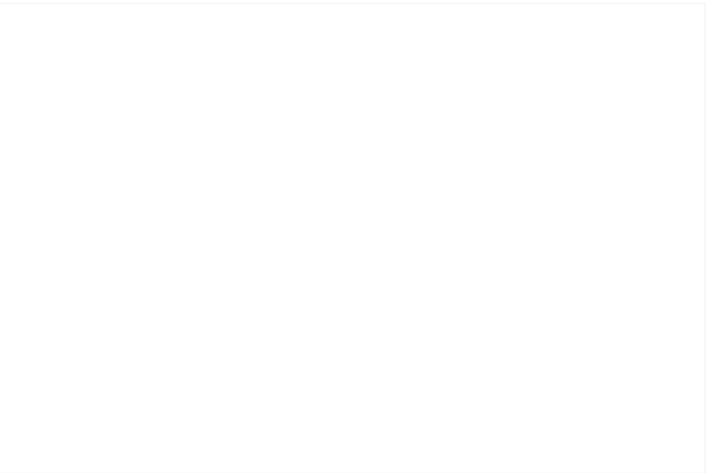
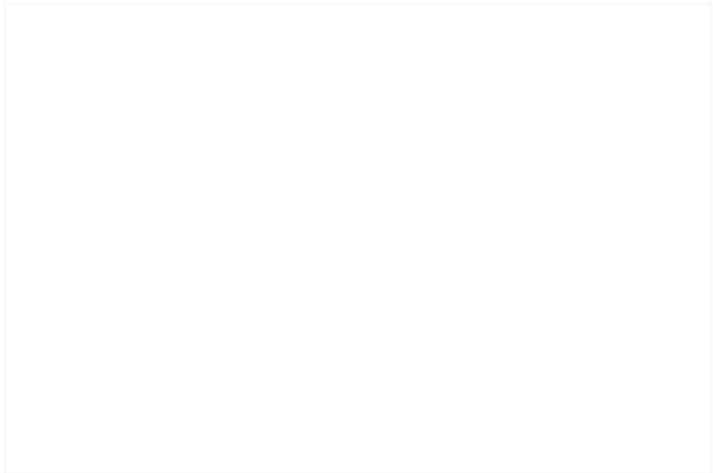
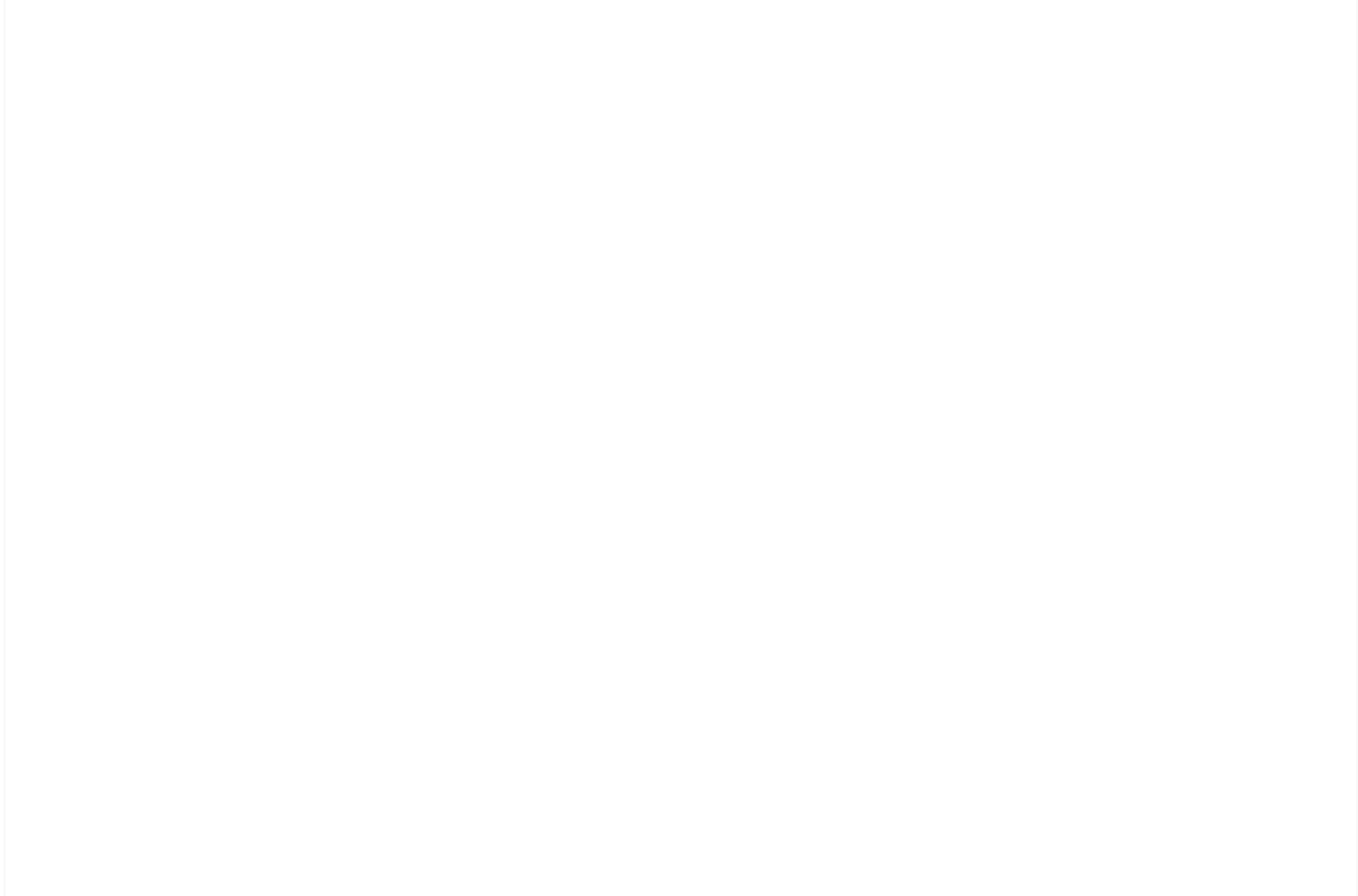
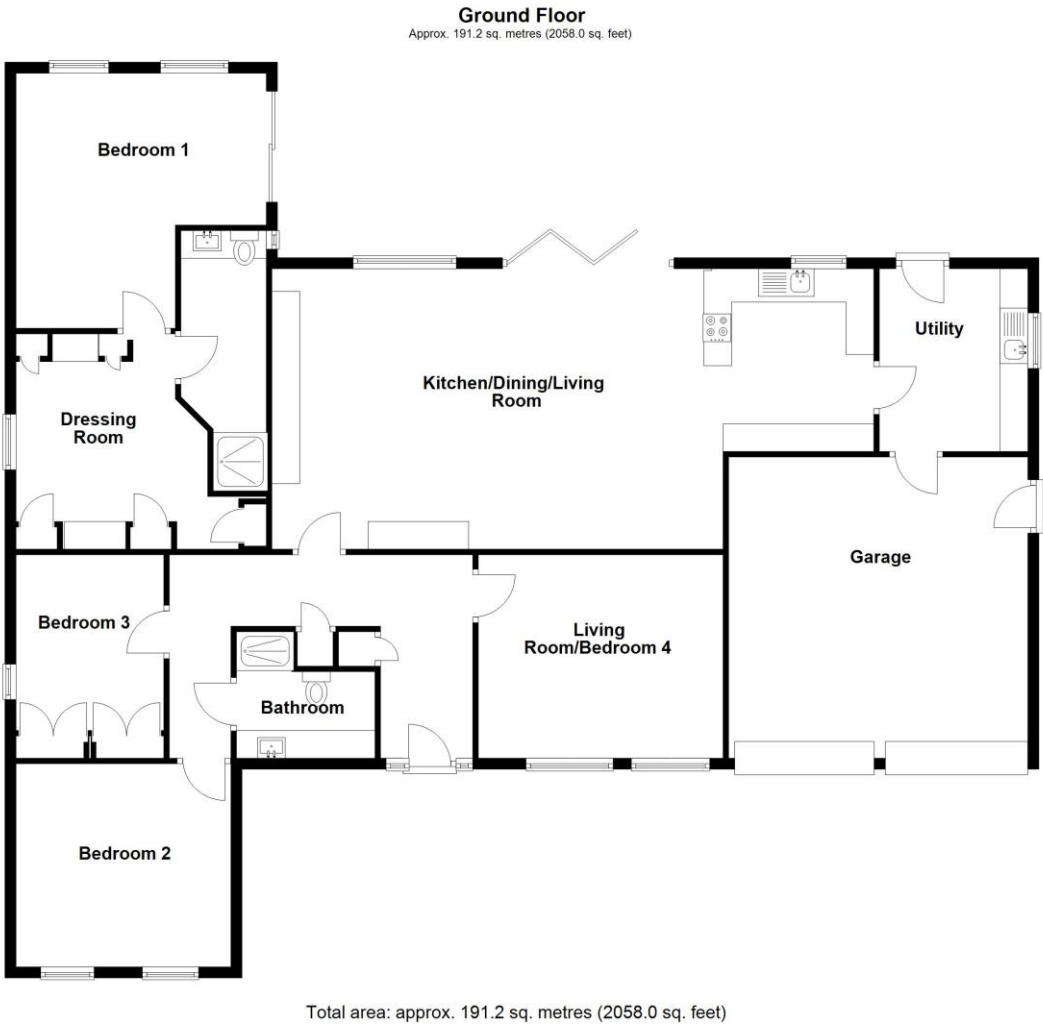
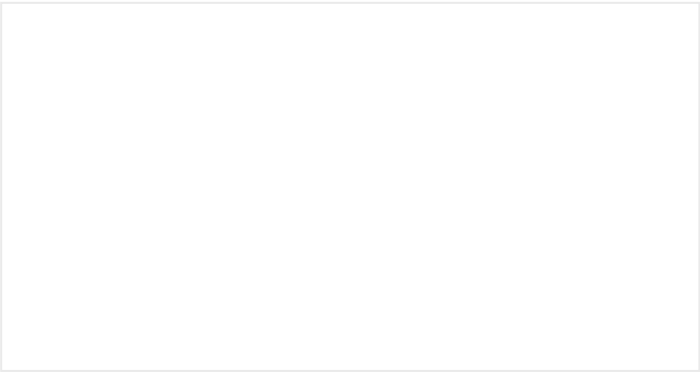


The Paddocks, Potterhanworth, Lincoln

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.



3 The Paddocks, Potterhanworth, Lincoln, Lincolnshire, LN4

£500,000 Freehold

A beautifully extended and fully modernised detached bungalow, perfectly positioned in a cul-de-sac within the highly sought-after village of Potterhanworth.

This spacious and stylish home features three well-proportioned bedrooms, including a luxurious master suite complete with a private dressing room and contemporary en-suite shower room and solar panels and battery storage system.

		<p>Master Suite - comprising Dressing Room 14'1" x 12'9"</p> <p>UPVC window to side aspect, fitted with a range of bedroom furniture comprising wardrobes, drawers and dressing table, LVT flooring.</p> <p>Master Bedroom 15'1" x 14'9"</p> <p>Two UPVC windows to rear aspect, patio doors to side aspect leading to patio and garden, wall lights, television point, LVT flooring, contemporary old school style radiator.</p> <p>En-Suite</p> <p>Opaque glazed UPVC window to side aspects, fitted with a 3-piece suite comprising walk in natural stone shower cubicle with mains fed shower over, vanity unit housing WC, vanity unit housing hand wash basin, old school towel radiator, half height natural stone wall and floor tiling, illuminated vanity mirror.</p>
		<p>Bedroom 2 - 12'8" x 12' (3.86m x 3.66m) Having two UPVC windows to front aspect, old school style radiator, television point, LVT flooring.</p> <p>Bedroom 3 - 14'5" x 10'5" (4.4m x 3.18m) UPVC window to side aspect, fitted with a range of bedroom furniture comprising 4 wardrobes with above and below cupboards, side shelved storage, LVT floors, radiator.</p> <p>Bedroom 4 - 14'5" x 10'5" (4.4m x 3.18m) Two UPVC windows to front aspect radiator, LVT flooring.</p>
		<p>Family Bathroom - Opaque glazed UPVC window to front aspect, fitted with a 3-piece suite comprising natural stone shower cubicle with twin head mains fed shower over, vanity unit housing WC, separate vanity unit and built in storage with oak surfacing housing hand wash basin, full height old school towel radiator natural stone wall and floor tiling with underfloor heating.</p> <p>Outside - The property boasts a central village location and a Cul de sac position in a small development of similar properties.</p> <p>The front garden is principally laid to lawn with established inset shrubbery.</p> <p>The is a double tarmac driveway offering parking for two cars leading to the DOUBLE GARAGE 18' x 17'8" with light power, fitted shelving and personal side door, to the side of the driveway is an additional parking area for up to 3 cars with twin timber gates and a personal gate leading to a further gravelled parking area with tap and lower point ideal for caravan/motor home storage.</p> <p>The rear garden is of particular note being south westerly facing and affording paddock views, the garden is laid to a shaped lawn with generous paved patio, a gravelled and raised decked seating area, the rear garden is surrounded by a flower and shrub border, the gardens extend to the side of the property being laid to a paved and gravelled area with a large timer shed having light, power and heating and offering useful storage.</p>
		<p>LOCAL AUTHORITY</p>
		<p>TENURE</p>
<p>ACCOMMODATION</p> <p>Reception Hallway - Approached via a centrally glazed composite door with full height side windows the reception hallway has two spacious storage cupboards, LVT flooring, radiators, telephone point, loft access.</p> <p>Kitchen, Dining, Living Room - 36'7" x 13'1" (11.15m x 4m) Spanning the majority of the rear of the property the spacious kitchen, dining, living room has two UPVC windows and a central triple bifolding door to the rear aspect leading to the garden, the living area has an exposed brick fireplace with oak mantle housing multi fuel burning stove on tiled hearth, media wall housing TV and storage alcoves. The kitchen is fully fitted with a substantial range of base, eye level and larder shaker style units with solid oak work surfacing over, eye level double oven and microwave, ceramic induction hob with extractor over, one and a half bowl ceramic sink, built in dishwasher and fridge freezer, LVT flooring.</p> <p>Utility Room - 8'11" x 8'10" (2.72m x 2.7m) UPVC window to side aspect, door to rear aspect leading to garden, fitted with complimentary base and eye level units with solid oak work surfacing over, one and a half bowl ceramic sink, space for washing machine and tumble dryer, personal door to double garage.</p>		