



Glenbank, Barkwith Road

| South Willingham, Market Rasen | LN8 6NN

£160,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Glenbank

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6NN

Detached Bungalow in Need of Full Refurbishment. Set in this Pretty Lincolnshire Village with Lovely Countryside Walks on your doorstep. Convenience Store/Post Office at nearby East Barkwith, just over two miles and just over one mile to the Heneage Arms at Hainton. A wider choice of shopping and leisure amenities can be found in Wragby, around five miles distance and include Leisure Centre and Pool, Co-op Food Store a selection of Independent Shops and a Primary School.

The accommodation comprises in brief: Entrance Hall, 'L' Shaped Lounge/Diner, Conservatory, Kitchen, Two Bedrooms, En-Suite Shower Room and Bathroom, Outside there are Gardens to Front and Rear that are in need of cultivation. Offered For Sale with No Chain.

- Detached Village Bungalow
- Sought After Village
- Kitchen and Two Bedrooms
- Gardens, Drive & Garage
- In Need of Full Refurbishment
- Lounge/Diner plus Conservatory
- En-Suite Shower Room & Bathroom
- No Onward Chain

Entrance Hall

Approached via uPVC panelled entrance door with double glazed side screen. Night storage heater. Double opening coat cupboard. Airing cupboard housing foam lagged hot water cylinder. Access to loft space. White panel effect doors off.

'L' Shaped Lounge/Diner

12'6 x 11'0 plus 8'6 x 8'11 (3.81m x 3.35m plus 2.59m x 2.72m)
Wood style floor. Window to front. Two night storage heaters. Coving. Double glazed patio doors to Conservatory.





Conservatory

8'11 x 10'3 (2.72m x 3.12m)

uPVC double glazed windows to sides and rear. uPVC double glazed, double doors to rear garden. Wall mounted electric heater. Tiled floor.

Kitchen

8'0 x 13'8 (2.44m x 4.17m)

Fitted wall and base units. Run of work-surfaces with inset single drainer, stainless steel sink top. Night storage heater. Coving. Window to rear. Half uPVC double glazed door to rear garden.

Bedroom One

9'7 x 11'8 plus bay (2.92m x 3.56m plus bay)

Walk-in bay window to the front. Night storage heater. Fitted wardrobes and storage cupboards. Coving. White panel effect door to:-

En-Suite Shower Room

Step-in shower cubicle. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Coving. Window to front.

Bedroom Two

8'2 x 10'11 (2.49m x 3.33m)

Fitted wardrobe and storage cupboards. Window to rear. Coving. Night storage heater.

Bathroom

Panelled bath. Low level W.C. Pedestal wash basin. Tiled splashbacks. Window to side. Coving.

Front and Rear Gardens

In need of cultivation.

Driveway and Garage

Parking for two cars plus Single Garage.

Additional Information

Tenure: Freehold

EPC Rating: T.B.C.

Council Tax Band: C - East Lindsey

Services: T.B.C. - Electric storage heating (Not Tested)



Floor Plan to Follow

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

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.