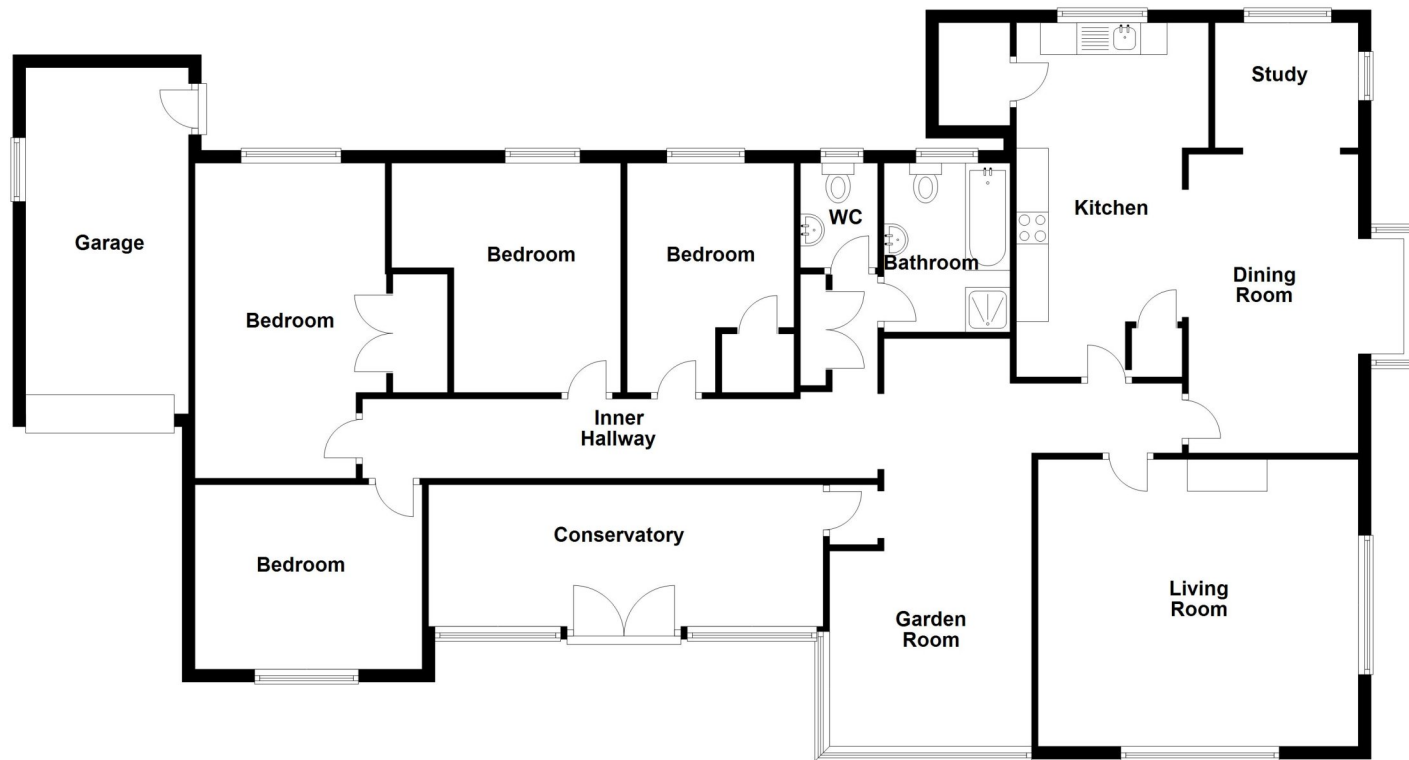


Genivas, Main Street, Boothby Graffoe, Lincoln

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		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



Genivas, Main Street, Boothby Graffoe, Lincoln, Lincolnshire, LN5 0LE

£425,000 Freehold

Situated on an elevated plot within the highly desirable village of Boothby Graffoe this spacious detached bungalow boast stunning far reaching views to the front aspect across the Trent valley.

The accommodation comprises a versatile layout with a conservatory, living room and garden room to enjoy the views from.

DETACHED BUNGALOW | 4 BEDROOMS | SPACIOUS VERSATILE RECEPTION ROOMS | ELEVATED PLOT | FAR REACHING VIEWS | ESTABLISHED GARDENS

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ACCOMMODATION

Conservatory - 18'3" x 7'4" (5.56m x 2.24m) Having 3/4 glazed French doors and two windows to the front aspect, a sloping polycarbonate room, ceramic tiled flooring exposed stone wall, radiator.

Garden Room - 13'3" x 10'3" (4.04m x 3.12m) Approached from an inner lobby from the conservatory and having UPVC windows to front and side aspects affording views over the Trent valley, parquet flooring radiator and storage cupboard.

Living Room - 16'5" x 14'9" (5m x 4.5m) UPVC windows to front and side aspects, Adam style fire surround housing recessed tiled fitment, wall lights, television point, radiator, coving to ceiling.



Kitchen - 19'11" x 8'8" (6.07m x 2.64m) UPVC window to rear aspect, half glazed upvc door to side aspect leading to rear lobby, fitted with a modern shaker style base eye level and larder units with wood effect worktop over, ceramic hob, electric oven, space for American style fridge/freezer, dishwasher and washing machine, pantry, wood effect flooring and open archway to dining room.



Dining Room - 15'4" x 8'8" (4.67m x 2.64m) walk in box bay window to side aspect, wood effect flooring, radiator, open to study.

Study - 7'4" x 7'1" (2.24m x 2.16m) Having UPVC windows to rear and side aspects, wood effect flooring.

Inner Hallway - Having windows to front aspect into conservatory, double airing cupboard housing modern gas fired boiler and giving access to all bedrooms, bathroom and WC.



Bathroom - UPVC window to rear aspect, fitted with a 4 piece suite



comprising panelled bath, separate shower cubicle with mains fed shower over, close coupled WC, pedestal hand wash basin, heated towel rail, ceramic tiled flooring.

Cloakroom - Opaque glazed UPVC window to rear aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin, radiator, ceramic tiled flooring.

Bedroom - 11'8" x 8'8" (3.56m x 2.64m) UPVC window to rear aspect, built in wardrobe, radiator.

Bedroom - 11'8" x 8'7" (3.56m x 2.62m) UPVC window to rear aspect, built in double wardrobe, radiator, coving to ceiling.

Bedroom - 16'6" x 9'9" (5.03m x 2.97m) UPVC window to rear aspect, built in double wardrobe, radiator, coving to ceiling.

Bedroom - 11'9" x 9'4" (3.58m x 2.84m) UPVC window to front aspect, radiator, coving to ceiling

Outside - The property boasts an elevated position with generous established gardens to the front aspect with lawns, and numerous flower and shrub beds and borders.

Twin metal gates lead through the stone wall fronting the plot giving access to the substantial driveway and parking area leading to the carport and on to the single garage.

The rear gardens are also well established and offer paddock views.



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

