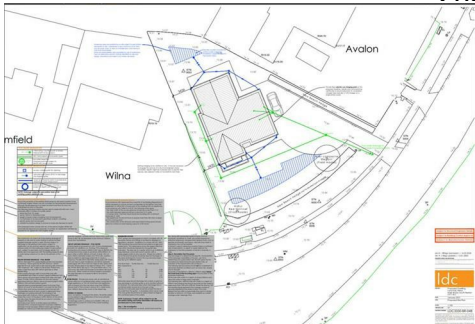




2124



**Main Road, South Reston, LN11 8JJ**

**Guide Price £349,000**

TES Property are thrilled to bring to the market this opportunity to purchase a 3 bedroom detached bungalow in the charming village of South Reston.

This modern new build delivers on space on specification with the opportunity for the purchaser to have a say on final features in the kitchen and bathrooms.

The property sits set back from the roadside on a deceptive corner plot and provides 3 double bedrooms, a light and open kitchen/diner, with a large lounge area, bathroom, utility and en-suite to the main bedroom.

Off road parking via driveway and wrap around gardens provide ample outdoor space to compliment the accommodation.

## **Accommodation**

### **Lounge 13'5" x 14'1" (4.1 x 4.3)**

Spacious Lounge with walk in bay window

### **Kitchen/Dining 21'2" x 15'3" (6.47 x 4.65)**

Located at the rear of the property with kitchen island, sink and drainer, integrated appliances and skylight to the ceiling

### **Utility 6'11" x 6'6" (2.12 x 2.0)**

Useful utility room with the option to convert to an Ensuite for Bedroom 3.

### **Bedroom 1 9'10" x 14'2" (3.01 x 4.34)**

Double Bedroom to the front of the property

### **En-Suite 6'6" x 6'11" (2.0 x 2.12)**

with shower cubicle, wash hand basin and wc

### **Bedroom 2 8'2" x 14'2" (2.5 x 4.34)**

Double Bedroom

### **Bedroom 3 8'2" x 14'2" (2.5 x 4.34)**

Double Bedroom

### **Bathroom 14'2" x 6'6" (4.34 x 2.0)**

With shower cubicle, bath, wc and wash hand basin.

## **Outside**

The property will benefit from a side driveway and front and rear gardens.

## **Services**

Some services will be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Heating will be provided by Air Source pumps with underfloor heating throughout.

An Electric charging point will be installed to the exterior of the property.

## **Kitchen and Bathroom Options**

The purchaser will be able to have an input on the final choice on kitchen and bathrooms within the developers specified budget

## **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

## **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

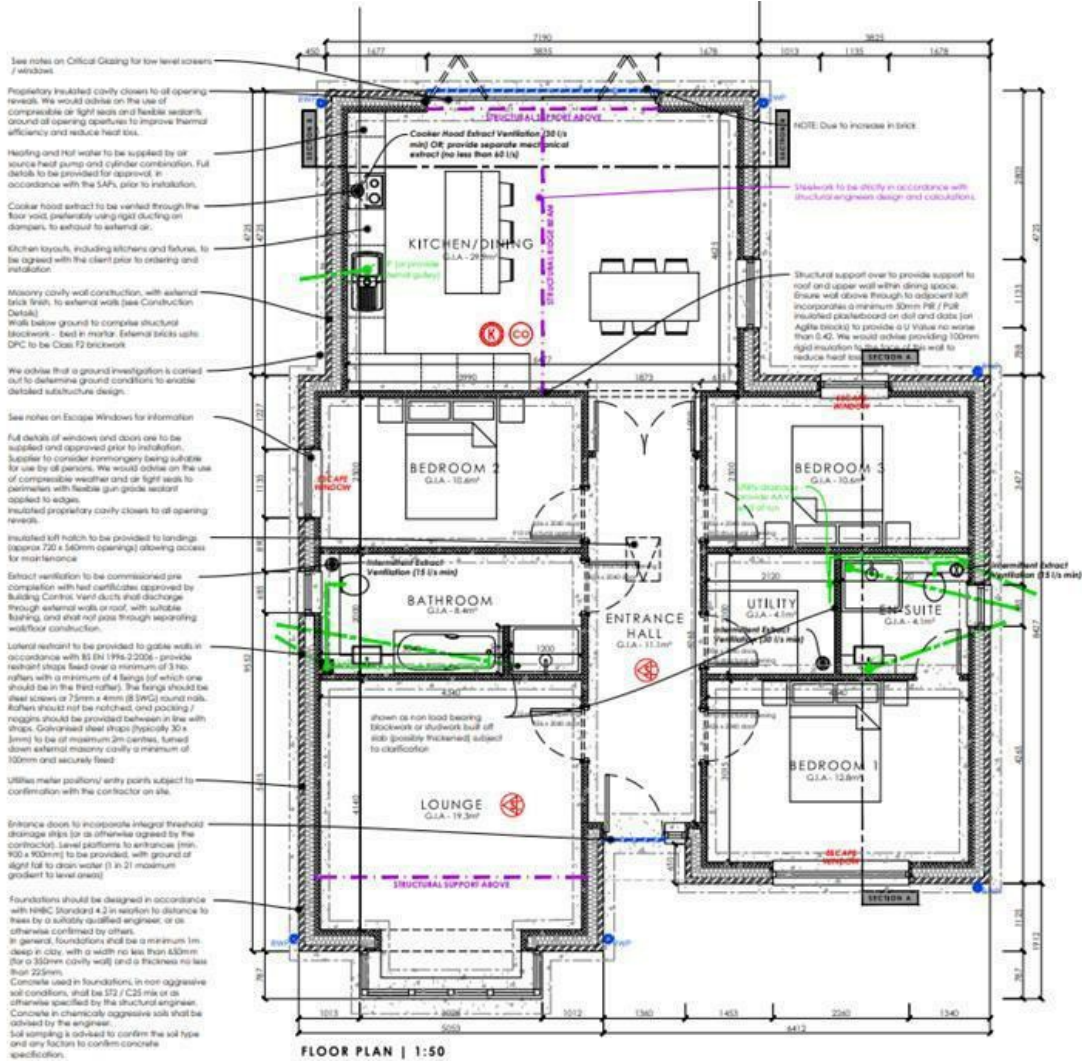
## **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm



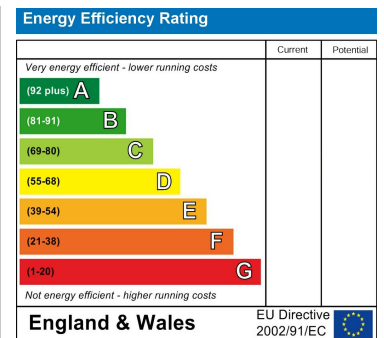
# Floor Plan



# Area Map



# Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.