



**Willow Authorpe Road, South Reston, LN11 8JJ**  
**Asking Price £249,950**

TES Property bring to the market this attractive and well presented detached bungalow located in the popular village of South Reston, approximately 7.2 miles to the market town of Louth and within close proximity to other local towns such as Alford and Mablethorpe, so you can enjoy the rural village living with easy access to shops and amenities. Internally this delightful property is move in ready with tasteful decoration throughout and consists of a good size lounge diner with

a cosy multifuel burner, a kitchen, two double bedrooms and a shower room. The outside is equally impressive with breath-taking views to the front with a good size front garden, off road parking for multiple vehicles and a garage, and to the rear is a private courtyard style garden with lean to greenhouse.

Viewing is a must!

## Entrance Porch 4'5" x 6'8" (1.353m x 2.045m)



## Living Area 12'1" x 14'10" (3.697m x 4.526m)



Enter the property via a stable door into a good size porch with dual aspect windows and an inner door into:

## Kitchen 8'2" x 11'1" (2.492m x 3.391m)



The kitchen is fitted with a range of wooden wall, base and drawer units with worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap. There is an integrated oven with 4 ring hob with with extractor above, integrated dish washer and fridge freezer and space for washing machine. Tiled splashbacks, dual aspect uPVC double glazed windows to front and side, a radiator and sliding door into :

## Lounge Diner

Split as;

Cosy room with uPVC double glazed window to the rear, coving to the ceiling, radiator, wall lighting and opening into;

## Dining Area 10'11" x 9'6" (3.330m x 2.910m)



Bright and airy room with feature multifuel log burner with wooden mantle, tiled hearth with brick surround. Coving to the ceiling, two sets of French doors to front and rear, a radiator and wall lighting.

**Inner Hall 4'6" x 13'8" (1.379m x 4.169m)**



Doors into both bedrooms and shower room, radiator, coving to the ceiling, loft hatch and wall lighting. Rear door into lean to.

**Bedroom 12'7" x10'1" (3.859m x3.086m)**



Double bedroom with uPVC double glazed window to the front with impressive views overlooking the fields in front, there is a radiator, coving to the ceiling and wall lighting.

**Bedroom 11'7" x 10'0" (3.548m x 3.060m)**



Double bedroom with uPVC double glazed window to the rear, radiator and coving to the ceiling.

**Shower Room 6'11" x 6'3" (2.129m x 1.924m)**



Fitted with a attractive three piece suite consisting of a corner shower cubicle with sliding doors, wash hand basin in vanity unit with cupboards below and a W.C. Fully tiled walls and floor, radiator, uPVC double glazed privacy glass window to the front and extractor.

## Outside

## Lean to Green House 20'4" x 5'0" (6.217m x 1.547m)



Bright and airy place to sit and relax or to grow plants, the space connects the house to the garage and provides access to the rear garden.

## Rear Garden



Fully enclosed block paved courtyard garden with a range of attractive plants and shrubs, there is ample place to sit and relax or perfect for alfresco dining in the summer months with the benefit of privacy throughout. There are flower borders down the side of the garden with log store, timber shed with gravelled area to rear for storage.

## Front Garden



The property is fronted with a good size garden featuring a wide range of mature shrubs, plants and bushes throughout and multiple areas laid to lawn. The area is enclosed with hedging to the front with double gates opening onto the driveway with a personnel gate with pathway leading to the front door and patio area. The driveway provides off road parking for multiple vehicles and leads to the garage. The front garden could provide further parking space if required.

## Views



## Garage 17'1" x 13'10" (5.216m x 4.234m)

Up and over door. Power point and lighting. Worktop space with units below. Free standing oil fired boiler.

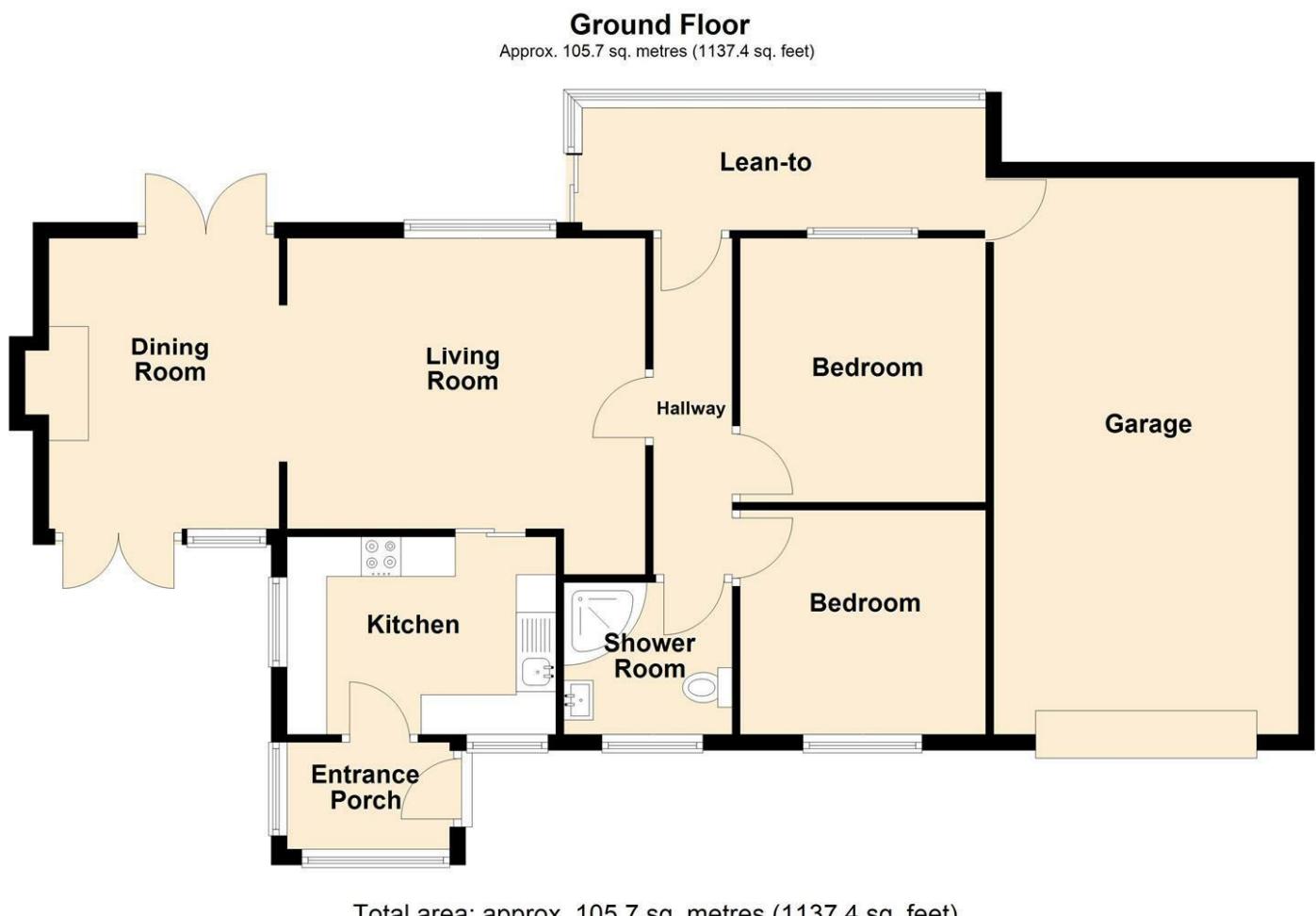
## Tenure

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

## Services

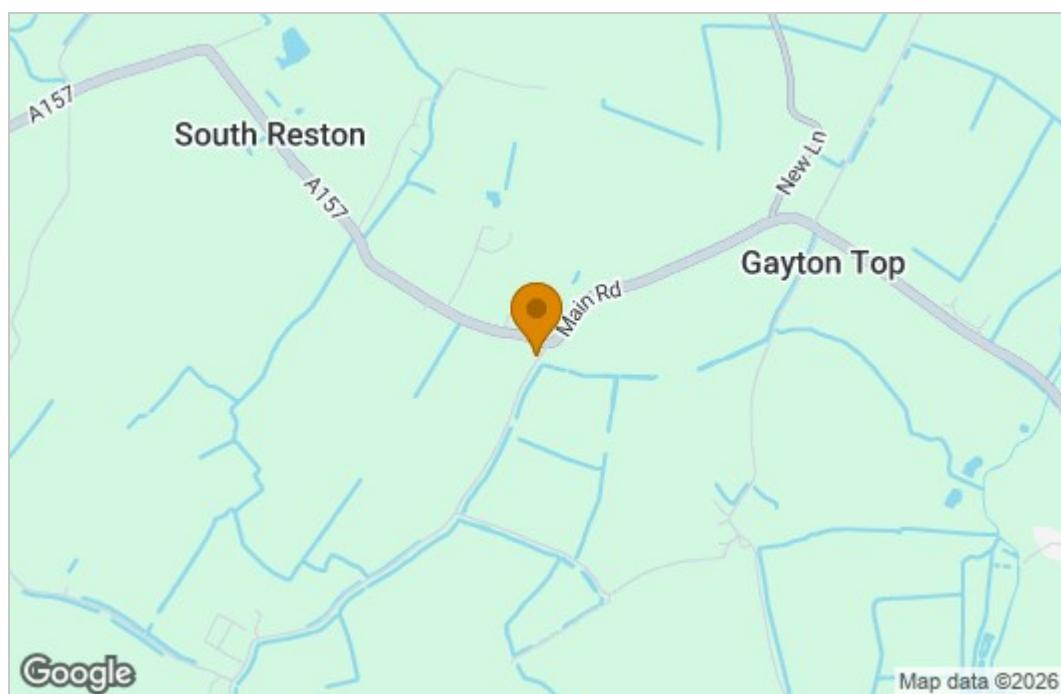
Mains water, drainage and electricity are understood to be connected with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Floor Plan

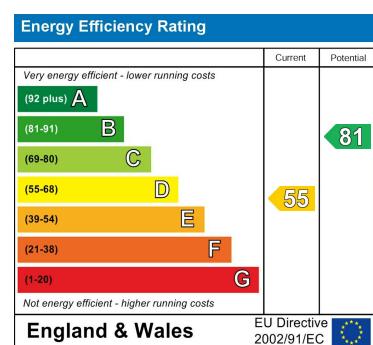


Total area: approx. 105.7 sq. metres (1137.4 sq. feet)

## 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 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.

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