



4 Mellows Close
Reepham, Lincoln. LN3 4DT

BELL



4 Mellows Close

Reepham

NO ONWARD CHAIN!

This is a three bedroom detached bungalow, recently redecorated by the vendors, situated in the village of Reepham, a short drive from the City of Lincoln. The accommodation comprises; hall, kitchen, lounge diner, three bedrooms, one with shower facilities and a family bathroom. There is a block paved driveway leading to the garage, low wall enclosed front garden and good size landscaped garden to the rear.

Reepham is a small Lincoln village with many attractive modern and period homes and it is blessed with its own well respected primary school, public house and post office/village store. The property also stands only a short distance away from the sister village of Cherry Willingham which offers a very good range of local amenities which includes a primary and secondary schools, sports/leisure centre/facilities, Co-op Supermarket, post office and newsagent, butchers, hairdresser, chemist, food takeaways, public houses and more.

From Reepham there is quick and access out to the eastern suburbs of the historic City of Lincoln, 2.5 miles away to the west, with its excellent range of shopping and social facilities. The Eastern Bypass is close by and provides quick access to routes to the north, east and south of the city, out to surrounding RAF bases, Sleaford and Grantham, A 46, A1 and Newark with its London Kings Cross high speed rail connection.



ACCOMMODATION

Entrance Hall with uPVC obscure leaded light style entrance door, coving, access to roof space and radiator.

Breakfast Kitchen having a westerly aspect; a good range of fitted kitchen base, drawer and wall units, work surface areas with single drainer 1 1/2 bowl sink unit with space and appropriate laundry/kitchen white goods beneath, four ring gas hob to surface and above concealed cooker hood with accompanying wall and china cabinets. To the end of these units there is a built-in brushed steel oven/grill with cupboard space above and beneath and room to one side for a fridge/freezer. Tiled splash back to fitted work surface areas, and radiator. uPVC obscure double glazed side entrance door to driveway.

Lounge Diner having a pleasant westerly outlook over the front garden and into the Close; coving, chimney breast with fireplace (closed), coving and radiator.

Bedroom with an appealing view out across the front garden and driveway; coving, two radiators and wall light fittings.

Bathroom having panel bath across one wall with Mira Sport shower fitting, accompanying wall tiling and curtain rail above, pedestal wash hand basin and low-level WC. Built in cupboard space containing the Baxi gas fired central heating boiler, tiling to all walls to at least dado rail height, radiator and extractor vent.

Separate Toilet comprising low-level WC, small wash hand basin, wall tiling to above dado rail height on all walls and slimline Save Ultra electric radiator/towel rail. Bedroom enjoying a most appealing easterly view over the attractive well enclosed and very private rear garden; coving and radiator.

Bedroom having view over the rear garden to the east; integral shower cubicle set to one corner with Triton shower fitting and full height wall tiling, wash hand basin inset to vanity surround with toiletry cupboard space beneath. Built in wardrobe and cupboard space. Double glazed panel door providing excess directly out into the rear garden, coving, radiator and extractor vent.





OUTSIDE

The property is approached across a concrete driveway which provides more than ample parking for both family and visitors, as well as access to the attached **Garage** with up and over door, service door to rear, light fitting and power points.

A pedestrian footpath runs around the front and southern side elevation of the bungalow through to the delightful good sized rear garden.

The rear garden has a large lawn area with accompanying meandering flowerbeds and borders containing a profusion of attractive shrubs and flowering plants including ornamental conifer, a shading Laburnum tree and yet more. There is a useful garden shed set to the south-eastern corner, a **Summerhouse** with paved patio from which to view the garden, and a very good sized metal frame Greenhouse. There are exterior light fittings and an outside water tap.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

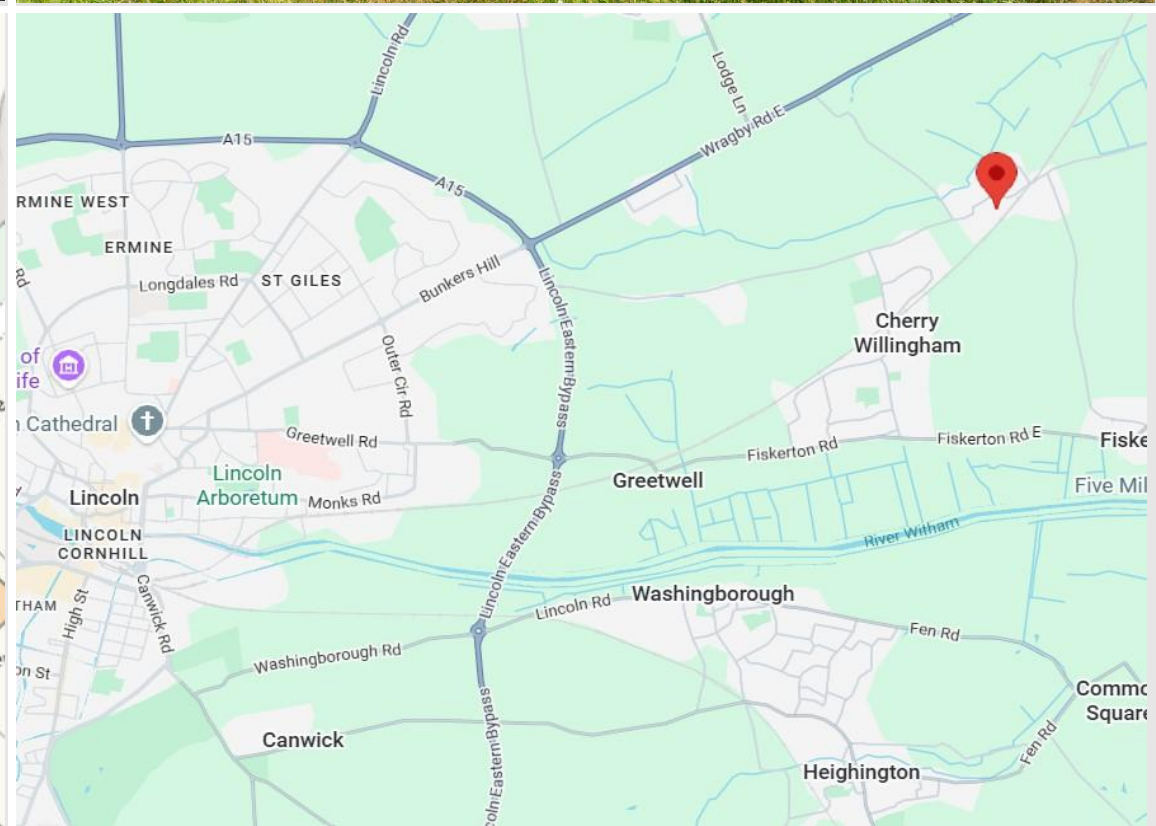
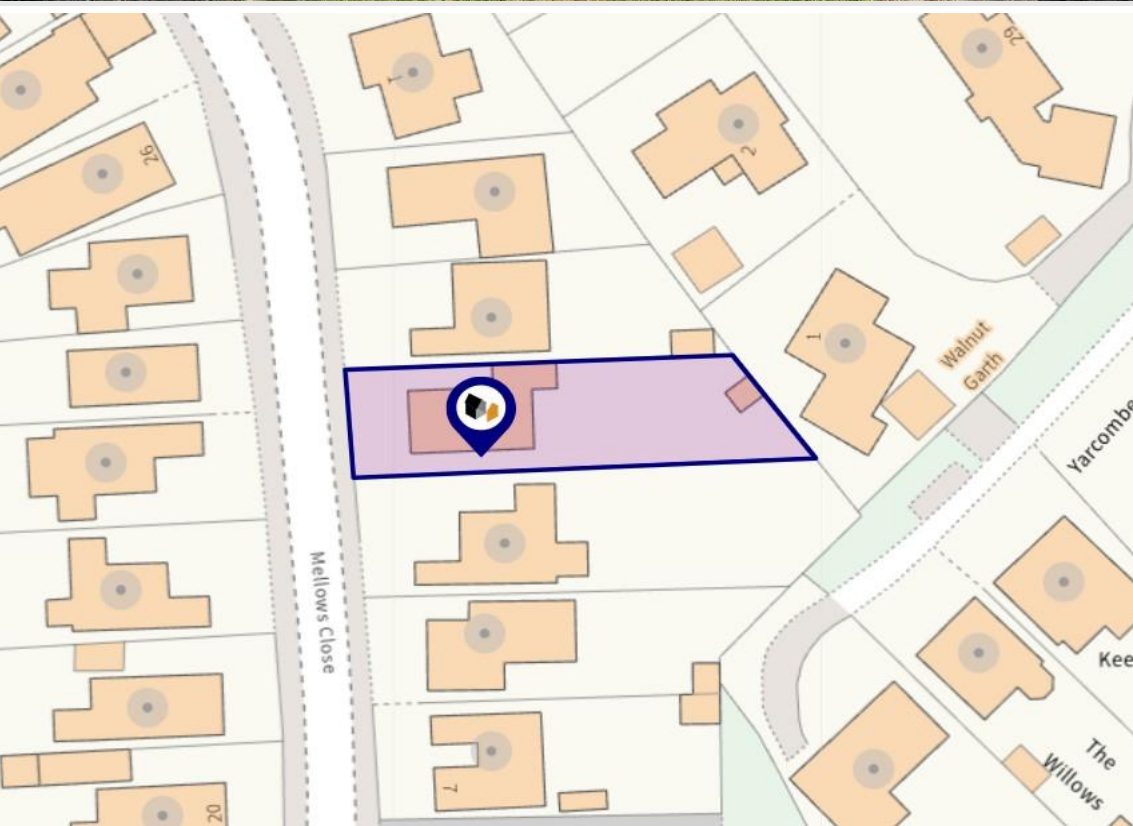
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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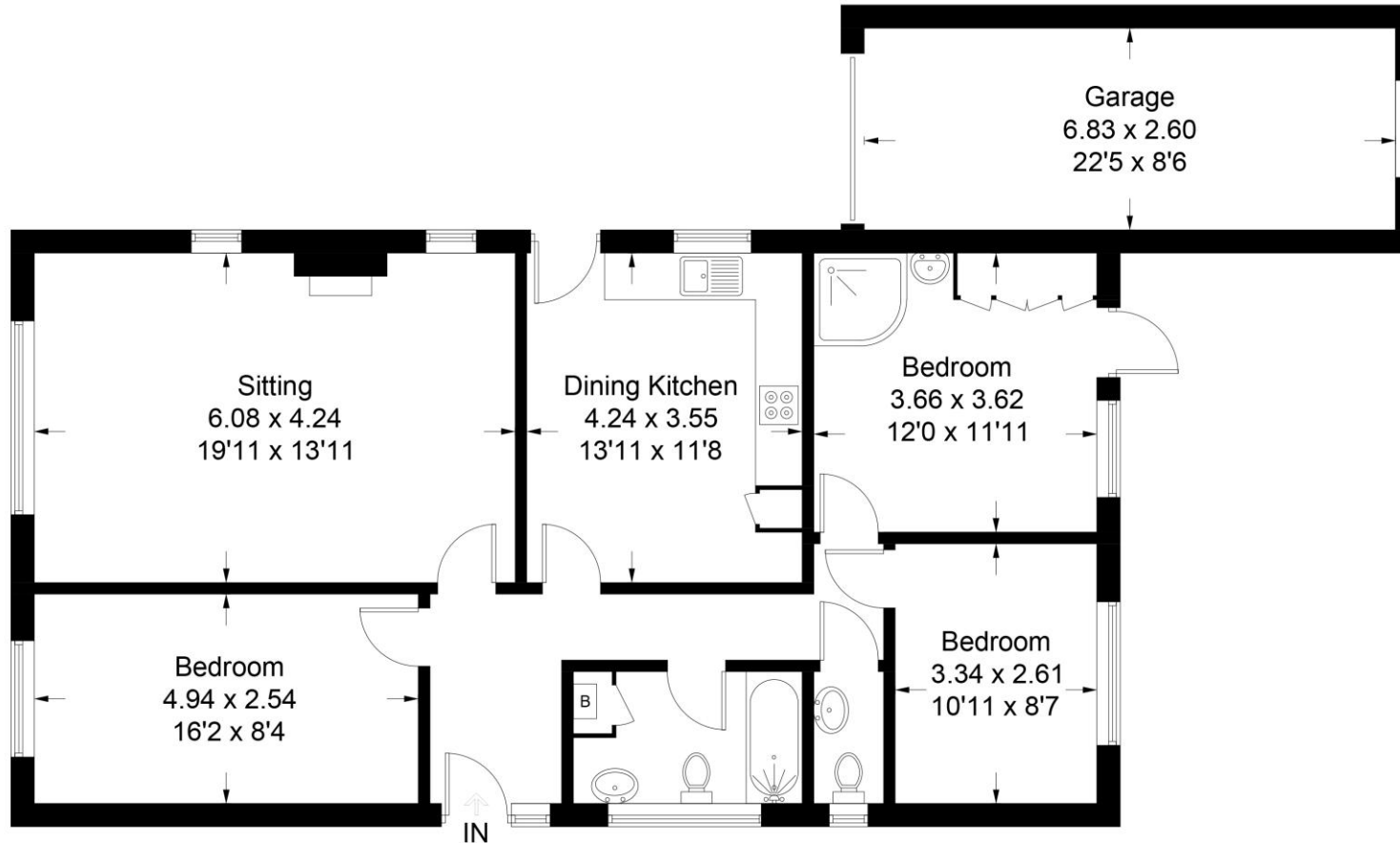
Brochure prepared 7.7.2026





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Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 115.5 sq m / 1243 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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