



The Chestnuts Ferry Road
Southrey

MOUNT & MINSTER



The Chestnuts is a deceptively large family home, with a generous garden, and open field views.

- Detached with open field views
 - Three reception rooms
 - Downstairs shower room
 - Kitchen and separate utility
 - Solar panels
 - Four double bedrooms
- Dressing room/single bedroom
 - Bathroom
- Enclosed rear garden with 32ft garage and brick built greenhouse
- Two driveways providing ample off road parking



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INTRODUCTION

The Chestnuts is a deceptively large detached family home with generous accommodation and open countryside views . The property briefly comprises entrance hall, lounge, dining room, with doors opening out into the garden, snug, garden room with access into the garage and pedestrian access door leading out to the driveway, utility, downstairs shower room, and kitchen.

To the first floor, there are four double bedrooms, family bathroom and single bedroom currently utilised as a dressing room.

LOCATION

The small village of Southrey lies in a peaceful rural setting, surrounded by countryside and beside the River Witham. The village dates to the Domesday Book and includes a local pub, active village hall and a splendid church, while nearby Bardney (approx. 2.7 miles) offers access to local amenities including various shops, a local pub, a pharmacy and a village hall, as well as a primary school. Further schooling is available at the independent St. Hugh’s School, while the nearest state secondary school is Branston Community Academy.

Both Branston (approx. 9.2 miles) and Woodhall Spa (approx. 9.3 miles) provide further access to shops and amenities, while Lincoln city centre is 13.6 miles away.

Nearby Southrey Wood (approx. 1.2 mile away) is designated as a Site of Special Scientific Interest and a butterfly reserve, while there is also plenty of beautiful countryside to explore in the surrounding area.

Transport connections include the A15, 11 miles away, as well as rail services from Metheringham

OUTSIDE

To the front the property has two separate driveways, one of which has gated access to the rear garden, both driveways provide ample off road parking.

To the rear the generous garden is primarily laid to lawn with mature shrubs and trees, chicken run, and brick built green house with power, light and water. To the rear of the driveway there is also a 32ft garage with power and light.

ACCOMMODATION

Entrance hall

Raised tiled flooring, carpet, radiator, ceiling light, understairs storage cupboard.

Lounge

Laminate flooring, radiator, uPVC double glazed window to front, and side wall mounted lights, feature brick inglenook fireplace, radiator.

Dining room

Laminate flooring, slate tiled hearth with wood burning stove, uPVC French doors opening out into the garden, wall mounted lights, uPVC double glazed windows to rear, recessed ceiling lights, radiator.





Snug

Carpet, recessed ceiling lights, radiator.

Garden room

slabbed flooring, pedestrian access door to garage and driveway.

Utility

Laminate flooring, ceiling light, space and plumbing for washing machine and tumble dryer, oil combi boiler, space for free standing fridge, ceiling lights.

Downstairs Shower room

Tiled flooring, wall mounted towel rail, uPVC double glazed window to side, sink in vanity unit, ceiling light, shower cubicle with electric shower, mermaid board splashbacks.

Kitchen

uPVC double glazed window to front, radiator, ceiling lights, range of free standing units, stainless sink ,space and plumbing for dishwasher, concrete floor, space for cooker, and free standing fridge freezer.

Landing

Carpet, access to loft space, radiator.

Bedroom one

Carpet, uPVC double glazed window to front, open field views to front, radiator, built in storage cupboard.

Bedroom two

Carpet, uPVC double glazed window to front ,radiator, ceiling light, open field views to front.

Bedroom three

Carpet, uPVC double glazed window to rear, radiator, ceiling light.

Bedroom four

Carpet, uPVC double glazed window to rear, radiator, ceiling light.

Bathroom

Exposed wooden floorboards, uPVC double glazed window to rear, free standing claw foot bath, low level WC, sink on unit, ceiling light, radiator.

Bedroom 5/Dressing room

Carpet, uPVC double glazed window to front, radiator, ceiling light.

METHOD OF SALE

Freehold with vacant possession on completion.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: D



COUNCIL TAX BAND

Band: E
West Lindsey District Council

SERVICES

Mains water, drainage, electricity and oil central heating. The property further benefits from solar panels which are owned outright., they face both East and west to take full advantage of the sun.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of July 2025.

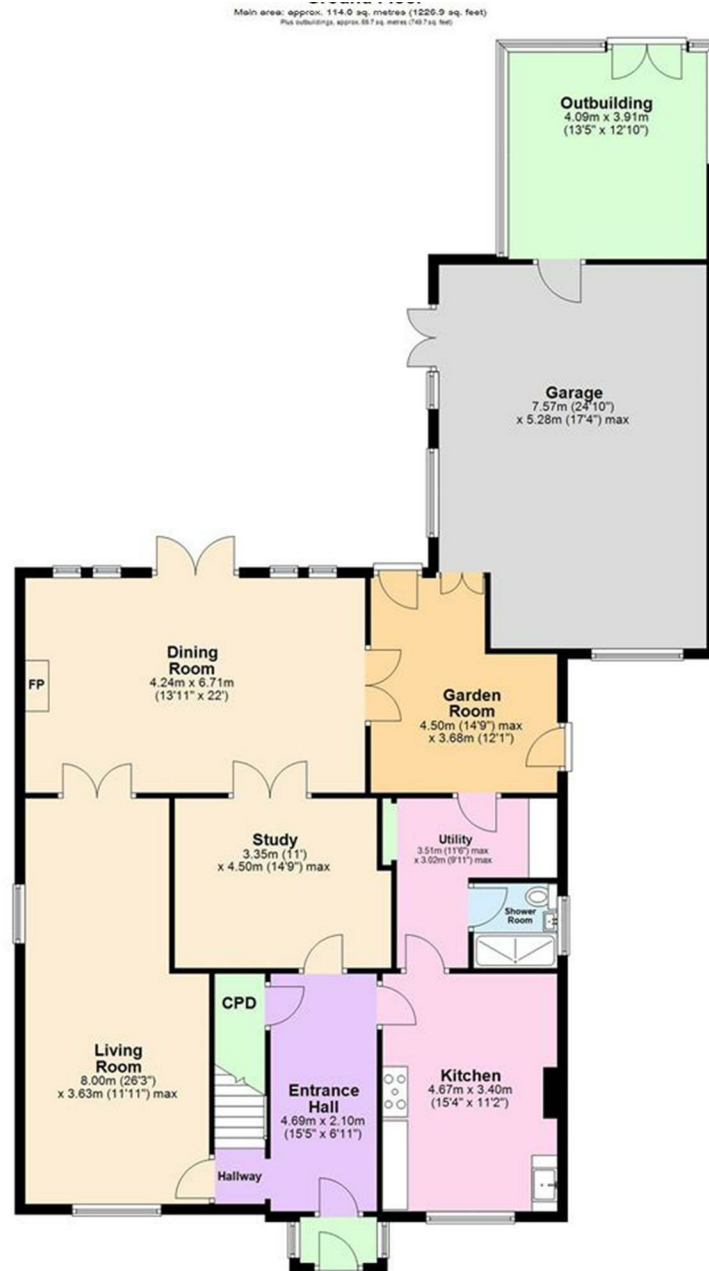
ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:
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BUYER INDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



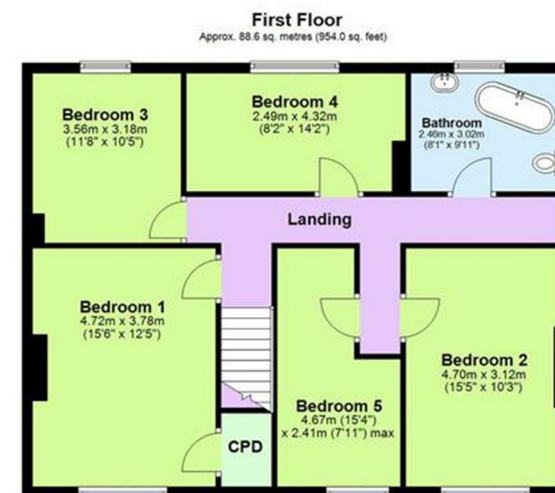


Main area: Approx. 202.6 sq. metres (2180.9 sq. feet)

Plus outbuildings, approx. 69.7 sq. metres (749.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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The Architects' Survey



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