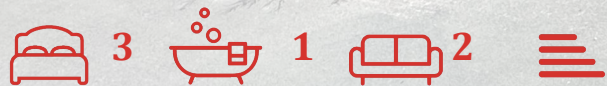




**Reap Lane**  
Portland, DT5 2DW



**Offers In Excess Of  
£280,000 Freehold**





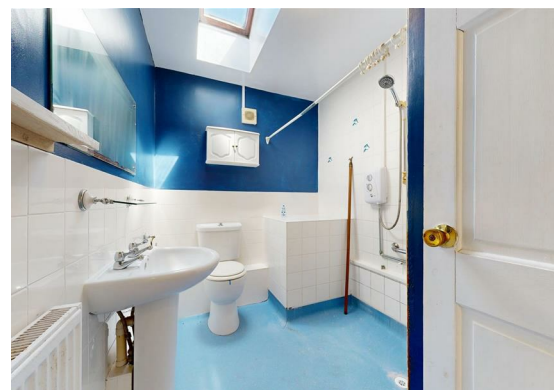
## Reap Lane

Portland, DT5 2DW

- Detached Bungalow
- Driveway & Detached Garage
- In Need of Some Modernisation
- Living Room with Feature Stone Fireplace
- Rear Sunny-Aspect Conservatory
- Well-Proportioned Kitchen Dining Room
- Overlooking Idyllic Horse Fields & Countryside
- Offered For Sale with No Onward Chain
- Highly Popular Residential Location
- Viewings Highly Advised







Offered for sale with NO ONWARD CHAIN is this THREE BEDROOM DETACHED BUNGALOW with DRIVEWAY and GARAGE. The property is situated in the HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION of Southwell and benefits from a WELL-PROPORTIONED KITCHEN-DINER, Living Room with FEATURE STONE FIREPLACE and a REAR SUNNY-ASPECT CONSERVATORY. Viewings come highly advised to fully appreciate the property on offer.

To the front, the property offers a

driveway with ample parking for two cars as well as a detached single garage: an ideal workshop or place to store a car.



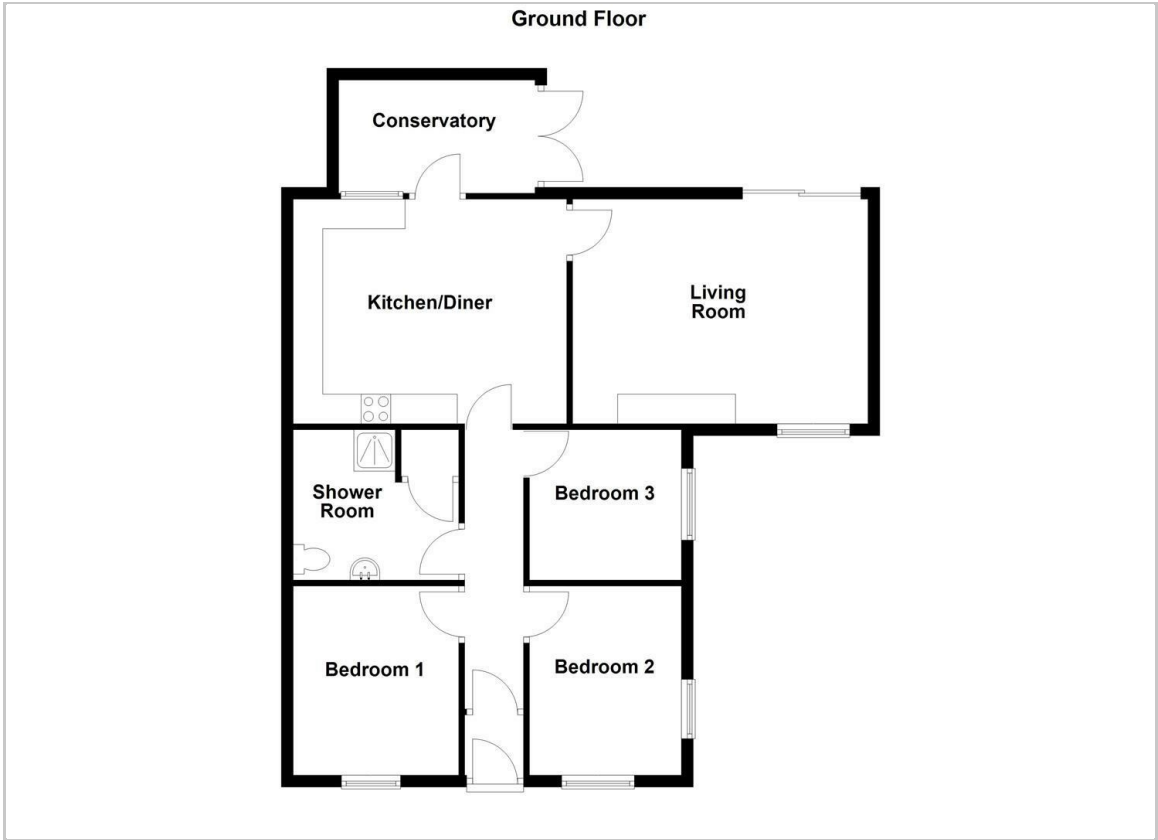
Entering over the threshold, the entrance porch provides a welcome entrance to the property. To the front, branching off from the hallway, you find three well-proportioned bedrooms. One of which has a dual aspect spilling rays of sunshine into the space. Each bedroom is light and airy with ample floorspace for a double bed and furnishings.

The property benefits from a walk-in shower room. The room hosts a walk-in shower, wash-hand basin, WC and built-in storage cupboard. The shower room is very utilisable with level access.

To the rear, you find yourself in the property's kitchen dining room. The room is generously-sized and the kitchen comprises white base level and wall-mounted units with white granite effect worktops over and space for freestanding appliances. The room is light and airy, currently hosting a dining table: the perfect space for cooking and sharing family meal times.



The bungalow's living room is a generous size with feature stone fireplace and doors leading onto the rear garden. The living room presents an ideal space to entertain guests or alternatively relax in of an evening. The property also benefits from a sunny-aspect rear conservatory overlooking the rear garden with plenty of floorspace to relax in and lap up the sunshine.



**Bedroom One**

10'5" x 9'2" (3.19m x 2.8m)

**Bedroom Two**

10'7" x 8'5" (3.23m x 2.57m)

**Bedroom Three**

8'5" x 8'3" (2.57m x 2.53m)

**Kitchen / Dining Room**

15'1" max x 12'5" max (4.6m max x 3.8m max)

**Living Room**

16'4" x 12'3" (5m x 3.75m)

**Conservatory**

**Shower Room**

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Property construction: Standard

Mains Electricity

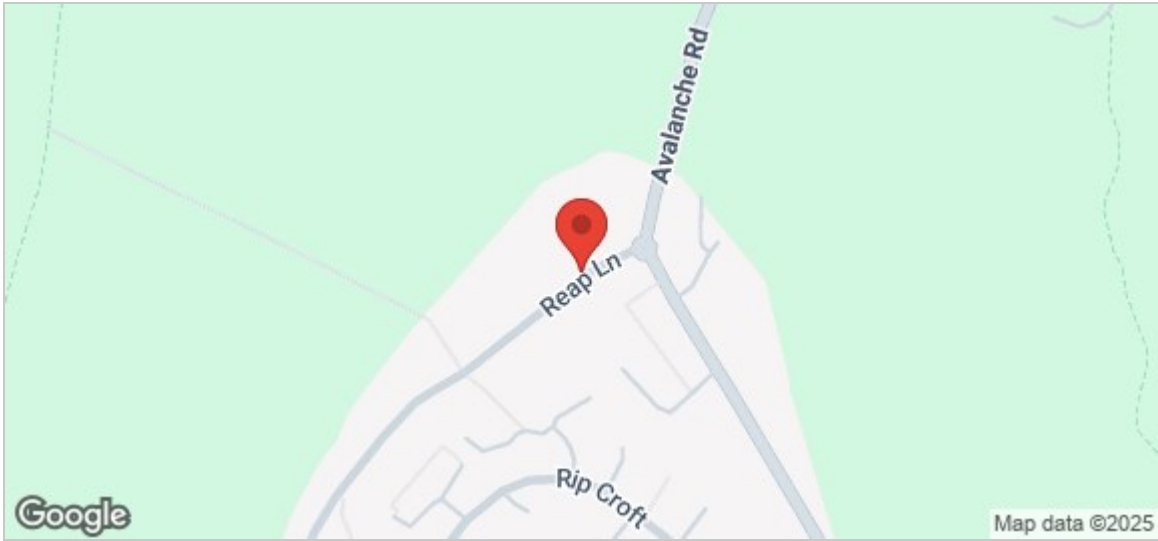
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |