

***SCHOOL CRESCENT,  
ANWICK, NG34 9SW***



**Offers Over £220,000**

*Located within much larger than average gardens and in a cul-de-sac setting, a well presented and updated Three Bedroom Detached Bungalow with Ample Parking and Detached Garage. The bungalow benefits from Double Glazing and has Oil Central Heating and the full accommodation comprises Hall, Kitchen, Lounge Diner, Three Double Bedrooms and Re-Fitted Bathroom. To appreciate the size of accommodation and its gardens, viewing of this property is highly recommended.*

**Location:**

Anwick is a small rural community with Post Office and general store, village hall, garden centre and is convenient for Sleaford, Ruskington, Lincoln, Boston & Skegness.

**Directions:**

Travelling from Sleaford on the A153, once in the village of Anwick and after the Moi Park Factory, turn right into River Lane and turn left into School Crescent. The property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Hall.

**Kitchen: 3.66m (12'0") x 2.67m (8'9")**

Having a range of base units with fitted worktop over, single bowl single drainer inset sink with monobloc tap, space for cooker, integrated fridge and dishwasher, breakfast bar area, radiator and double glazed rear entrance door.

**Lounge Diner: 5.84m (19'2") x 4.19m (13'9") max**

Having patio doors to garden and radiator.

**Inner Hall:** Having airing cupboard.

**Bedroom 1: 3.68m (12'1") x 3.10m (10'2")**

Having radiator and two built-in double wardrobes.

**Bedroom 2: 3.58m (11'9") x 3.15m (10'4")**

Having radiator.

**Bedroom 3: 3.10m (10'2") narrowing to 2.57m (8'5") x 2.62m (8'7")**

Having radiator.

**Bathroom:**

Having low level w.c, vanity hand washbasin with mixer tap, bath with mixer tap and radiator.

**Outside:**

The garden to the front of the property has a lawn area with Ample Parking areas and a drive provides access to double opening gates which in turn provide access to a further parking area and approach the **Detached Garage** having up and over door and light and power points, plumbing for washing machine and space for tumble dryer. A cold water tap is fitted. The **Rear Garden** is a good size and is laid to lawn with a paved patio area, a gravelled area and barbecue.

Council Tax Band B.



**Kitchen**



**Further Aspect**



**Lounge Diner**



**Further Aspect**



**Further Aspect**

GROUND FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.  
What every offered has been made to ensure the accuracy of the floorplan contained here. Measurements of actual elevations, fixtures and fittings are not guaranteed, and are necessarily subject to any minor variations in the building. This plan is for illustrative purposes only and should be used to suit the prospective purchaser. The ground, fixtures and fittings shown here are not intended to be guaranteed as to their quantity or situation, and are given as they are. Please see drawings 01/2021.



*Bedroom 1*



*Bedroom 2*



*Bedroom 3*



*Bathroom*



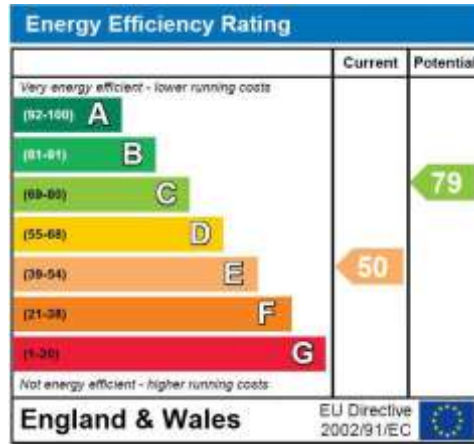
*Rear Garden*



*Further Aspect*



*Further Aspect*



**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 08/08/2023

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**