

***MAIN STREET  
EWERBY NG34 9PH***



**£440,000**

***Located in this tranquil and picturesque village is this superbly presented Four/Five Bedroom Detached Bungalow which has been impeccably maintained by its current owners over the past 27 years, including a new shower room installed in 2023 and a new kitchen installed in 2022, and offering spacious and versatile accommodation measuring just under 1500 sq ft. The property could easily be divided to provide annexe accommodation and further benefits from Double Glazing and Oil Central Heating. The full accommodation comprises Entrance Hall, Lounge 1, Master Bedroom with Dressing Room, Shower Room, Study/Bedroom Five, Breakfast Kitchen, Utility Room, Lounge 2, Three Further Double Bedrooms and further Shower Room. The driveway has been extended to the side to provide Ample Parking and leads to the Detached Double Garage, whilst the West facing rear garden offers a particularly private retreat as is not overlooked. To fully appreciate everything this superb bungalow has to offer, viewing is strongly recommended.***

**Location:**

Ewerby is a popular small village located approximately 3 miles north-east of Sleaford which is an expanding Market Town with amenities to cater for most day to day needs including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our office head South and follow the one way system past the Market Place and turn right into Carre Street. Filter left into Boston Road and continue out of Sleaford and at Kirkby La Thorpe, take the second turning on the right into Church Lane and proceed out of the village on to Ewerby Road. Continue into Ewerby and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, further cloaks cupboard, coved ceiling, smoke alarm, loft access, dado rail, two wall light points and radiator.

**Lounge 1: 4.42m (14'6") x 3.96m (13'0")**

Having bow window, coved ceiling, dado rail and radiator.



**Inner Hall:**

Having coved ceiling and dado rail.

**Study/Bedroom 5: 2.95m (9'8") x 2.92m (9'7")**

Having coved ceiling and radiator.



**Bedroom 1: 3.96m (13'0") x 2.92m (9'7")**

Having coved ceiling and radiator.



**Dressing Room: 2.36m (7'9") x 2.03m (6'8")**

*Having extractor fan, fixed shelving & hanging rail..*

**Shower Room:**

*Being fully tiled and having close coupled w.c., vanity hand washbasin with mixer tap, walk-in shower area with electric shower unit, extractor fan and towel radiator.*



**Utility Room: 1.93m (6'4") x 1.63m (5'4")**

*Having worktop, space and plumbing for washing machine, space for under counter fridge, tiled floor and extractor fan.*

**Breakfast Kitchen: 4.72m (15'6") x 3.89m (12'9")**

*Being replaced in 2022 and having a range of matching wall and base units with quartz worktop over, eye level Neff electric oven with built-in microwave above, inset four ring induction hob with matching unit cooker hood over, space for fridge freezer, 1½ bowl inset composite sink with mixer tap, built-in dishwasher, larder cupboard, ceiling downlighters, cupboard housing the oil central heating boiler, tall radiator and rear entrance door.*



**Lounge 2: 5.66m (18'7") x 3.61m (11'10")**

*Having multi-fuel burner, dado rail, three wall light points, two radiators and French doors providing access to the rear garden.*



**Shower Room: 3.07m (10'1") x 1.73m (5'8")**

*Being fully tiled and having close coupled w.c., vanity hand washbasin with mixer tap, double walk-in shower cubicle with electric shower, ceiling downlighters, extractor fan and tall towel radiator.*



**Shower Room**

**Bedroom 2: 3.76m (12'4") x 3.07m (10'1")**

*Having coved ceiling and radiator.*



**Bedroom 3: 3.58m (11'9") x 2.49m (8'2")**

*Having coved ceiling and radiator.*



**Bedroom 4: 2.57m (8'5") x 2.54m (8'4")**

*Having built-in double wardrobe, coved ceiling and radiator.*



**Outside:**

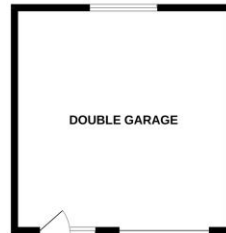
A concrete drive provides **Off Road Parking** with a further gravelled area to provide further parking to the side. The remainder of the front garden is laid to lawn with well stocked borders and is partially enclosed by a dwarf brick wall. The gravelled drive continues down the side of the property and approaches the **Detached Double Garage 5.61m (18'5") x 5.51m (18'1")** having manual up and over door, power points, lighting and loft storage with a personal door which could be converted to a standard garage door. The **Rear Garden** is a particular feature of the property being of a good size and laid mostly to lawn with a large decking area to the

rear of the property with an awning, a double 13 amp power point, cold water tap, a number of well stocked borders, planted areas and a variety of fruit trees, all enclosed by trees & shrubs and timber fencing. A Greenhouse and Brick Built Storage Unit are included.



Council Tax Band B.

GARAGE  
333 sq. ft. (31.0 sq. m.) approx.



GROUND FLOOR  
1492 sq. ft. (138.6 sq. m.) approx.



TOTAL FLOOR AREA: 1826 sq. ft. (169.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*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 14/05/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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