

CHURCH LANE
SILK WILLOUGHBY NG34 8PD



£450,000
FIXED PRICE

Located within this popular village and in a 'No Through Road' location, a fully renovated and immaculate Three Bedroom Detached Bungalow offering living accommodation in excess of 1800 sq ft. The property benefits from Solar Panels with a 10.1 kw storage battery, Oil Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Cloakroom, 24'1 Lounge Diner, Conservatory, 24'1 Kitchen Diner, Further W.C, Utility Room, Three Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside, a drive provides Off Road Parking and approaches the Double Garage and the rear garden is fully enclosed and South facing. The bungalow is larger than average and is situated in a tranquil area and early viewing is highly recommended.

Location:

Silk Willoughby is a thriving, rural hamlet with Public House and garden centre which is situated close to the Market Town of Sleaford, having facilities to cater for most day to day needs.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and bear right into Boston Road. At the Handley Monument, filter left and after the level crossing turn right and filter left into London Road. After entering the village of Silk Willoughby, turn left into Church Lane and the property is located on the right hand side.

*A composite double glazed entrance door provides access to the **Hall** having tall radiator, store cupboard, airing cupboard, two LED style light fittings, ceiling downlighters and covered ceiling.*

Cloakroom:

Being half tiled and having close coupled w.c, corner floating hand washbasin with mixer tap, coved ceiling and ceiling downlighters.

Lounge Diner: 7.34m (24'1") x 3.91m (12'10") max

Having feature electric fire with surround, coved ceiling, ceiling downlighters, two radiators and French doors providing access to the Conservatory.



Conservatory: 3.07m (10'1") x 2.82m (9'3")

Having French doors to the rear garden.



Kitchen Diner: 7.34m (24'1") x 3.71m (12'2") max

Having a range of matching wall and base units with worktop over, 1½ bowl composite inset sink with mixer tap, inset electric oven, four ring electric hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, ceiling downlighters, smoke alarm, coved ceiling and radiator.



Inner Hall/Rear Entrance Lobby:

Having ceiling downlighters, coved ceiling, radiator, rear entrance door and door to the garage.

Utility Room: 3.78m (12'5") x 2.82m (9'3") max

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, space and plumbing for washing machine, floor mounted oil central heating boiler, worktop with downlighters, coved ceiling, ceiling downlighters, smoke alarm and radiator.



Further W.C:

Being half tiled and having close coupled w.c, corner floating hand washbasin with mixer tap, coved ceiling, ceiling downlighters and radiator.

Bedroom 1: 5.05m (16'7") x 3.40m (11'2")

Having two double built-in wardrobes, coved ceiling, ceiling downlighters and radiator.



En-Suite: 2.95m (9'8") x 1.45m (4'9")

Being fully tiled and having close coupled w.c, large pedestal hand washbasin with mixer tap, double shower cubicle with mains fed shower, tiled floor, ceiling downlighters, extractor fan and tall towel radiator.



Bedroom 2: 3.58m (11'9") x 3.20m (10'6")

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



Bedroom 3: 0.41m (1'4") x 3.12m (10'3")

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



Bathroom:

Being half tiled and having close coupled w.c, large floating hand washbasin with mixer tap, 'P' shaped panelled bath with pillar taps and mains fed shower over. shower screen, ceiling downlighters, coved ceiling, extractor fan, radiator and towel radiator.



Outside:

*To the front of the property is a block paved drive providing **Ample Parking** and approaching the **Double Garage 4.98m (16'4") x 4.90m (16'1")** having dual electric up and over doors, light, power points, solar panel control panel and storage battery. The front garden is laid to lawn and partially enclosed by decorative hedging, with a gravelled area to provide further parking. A wrought iron gate provides access to the side garden area having a block paved path, oil tank and a further gravelled area. A timber gate provides access to the **Rear Garden** which is South facing with two lawned areas, gravelled and paved areas to the centre, a paved pathway, a large fully insulated timber outbuilding with power and lighting, further storage shed, water butt and decorative borders, and the garden is fully enclosed by timber fencing. An external power point, external light and cold water tap are fitted.*



View of Church

GROUND FLOOR
1817 sq.ft. (168.8 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Agent 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 06/06/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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