

***ANWICK DRIVE,
ANWICK, NG34 9TU***



£295,000

A well presented and substantial Three Bedroom Detached Bungalow providing Ample Parking and having a Double Garage and a private and enclosed Rear Garden. The property benefits from Oil Central Heating and Double Glazing and is located in this popular cul-de-sac close to the centre of this small village. The full accommodation comprises Hall, Lounge, Dining Room, 15' x 14'7 Dining Kitchen, Conservatory, Three Bedrooms, two with built-in wardrobes, En-Suite to the master bedroom, Cloakroom, and Bathroom. The front and side gardens are laid mostly to gravel and a block paved drive provides Ample Parking and approaches the Detached Garage. 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 road, proceed towards the village of Anwick. Once in the village, turn left into Anwick Drive and the property is located on the left hand side.

Double opening glazed doors provide access to the **Porch** with a further double glazed door leading to the Hall having radiator, airing cupboard, loft access, cloaks cupboard and coved ceiling.

Dining Kitchen: 4.57m (15'0") x 4.44m (14'7")

Having wall and base units with worktop over, double glazed rear entrance door, space for oven, built-in dishwasher, enamel sink with monobloc tap, built-in washer dryer, fridge and freezer, tiled splashbacks, radiator, cooker hood and coved ceiling.

Lounge: 3.91m (12'10") x 3.71m (12'2")

Having bay window, 2 kw electric fire with solid Oak surround and two radiators. An arch provides access to the:

Dining Room: 3.05m (10'0") x 2.49m (8'2")

Having radiator and patio doors providing access to the:

Conservatory: 3.43m (11'3") x 2.44m (8'0")

Having underfloor heating below tiled floor, radiator and French doors to the rear garden.

Bedroom 1: 3.94m (12'11") x 3.43m (11'3")

Having double radiator, bridging units over bed with double and single wardrobes to each side, two bedside cabinets, dressing table, two further single wardrobes, five drawer chest of drawers and coved ceiling.

En-Suite:

Being fully tiled and having separate mains fed shower, pedestal hand washbasin, low level w.c, shaver point with light, radiator and coved ceiling.

Bedroom 2: 2.90m (9'6") x 2.79m (9'2")

Having single and double wardrobes, four drawer chest of drawers, three drawer chest of drawers and radiator.

Bedroom 3: 2.82m (9'3") x 2.46m (8'1")

Having radiator and coved ceiling.

Cloakroom:

Being fully tiled and having low level w.c, pedestal hand washbasin and radiator.

Bathroom:

Being fully tiled and having bath with Victorian style mixer tap and shower attachment, low level w.c, pedestal hand washbasin, radiator, extractor fan and coved ceiling.

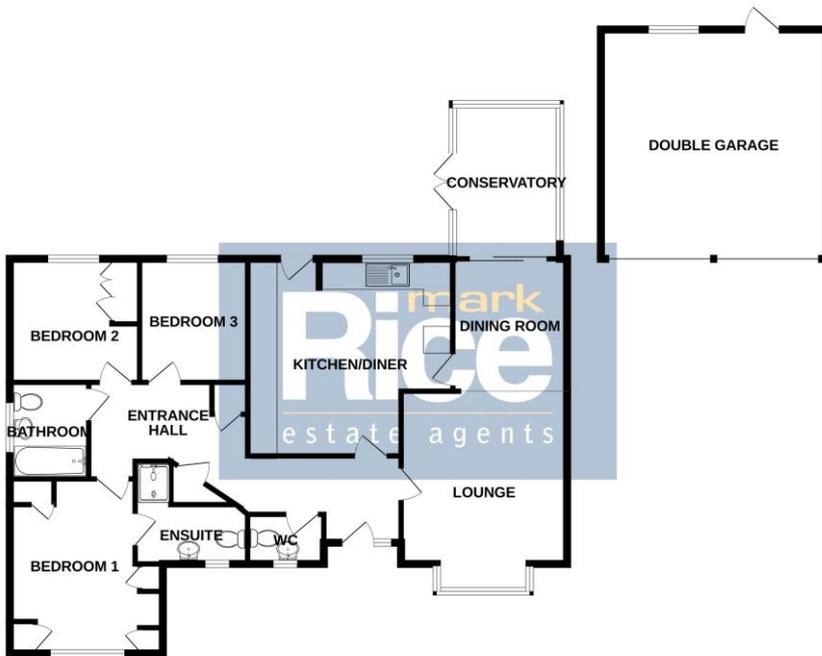
**Dining Kitchen****Further Aspect****Further Aspect****Lounge****Dining Room**

Outside:

The garden to the front of the property is laid mostly to gravel with borders and to the side of the property is a further gravelled area. A block paved drive provides more than Ample Parking and approaches the **Detached Double Garage 5.18m (17'0") x 5.05m (16'7")** having electric up and over doors, personal door, loft storage and light and power points. The **Rear Garden** is fully enclosed and particularly private and has a full length patio adjacent to the bungalow and conservatory, lawn, borders, Summer House and a cold water tap is fitted. There is a further patio to the rear and a gate which leads to the drive.

Council Tax Band D.

GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.
While 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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Conservatory



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Garden Aspect



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's 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 03/03/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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