

***FORMANS LANE,
ANWICK, NG34 9SR***



£315,000

A spacious and superbly presented Three Bedroom Detached Bungalow located in this quiet 'No Through Road' within the village of Anwick, offering Field Views and Ample Off Road Parking. The property has been maintained to a very high standard by the current owners who have lived there from new and benefits from Calor Gas Central Heating and full Double Glazing. The full accommodation comprises Entrance Hall with large store cupboard, 20'6 Lounge, Dining Room, Sun Room with tiled roof, Breakfast Kitchen, Three Double Bedrooms and Family Bathroom. Outside, a block paved drive parking for a number of vehicles which leads to the Attached Single Garage with a well maintained and manicured garden area to the front. The Rear Garden is fully enclosed and particularly private as it is not overlooked and backs on to open fields, and to fully appreciate this property's peaceful setting and wonderful presentation, viewing 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, at the Speedway Corner roundabout take the second exit and continue on the A153 towards Anwick. Once in the village, take the second turning on the left into Church Lane and take the first left turn into Formans Lane. The property is located on the right hand side.

A double glazed entrance door provides access to the **Entrance Hall** having large airing cupboard, loft access, coved ceiling and ceiling downlighters.

Lounge: 6.25m (20'6") x 3.76m (12'4") max

Having bow window, feature gas fire with surround, dado rail, coved ceiling and two radiators. An arch provides access to the:

Dining Room: 3.15m (10'4") x 2.69m (8'10")

Having two wall light points, coved ceiling, dado rail, radiator and French doors to the:

Sun Room: 4.06m (13'4") x 3.43m (11'3")

Having tiled roof, ceiling downlighters and French doors to the rear garden.

Breakfast Kitchen: 3.56m (11'8") x 3.43m (11'3")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap and separate water filter tap, water softener, integrated electric oven, inset four ring ceramic hob, integrated fridge and dishwasher, concealed Calor gas central heating boiler, coved ceiling, ceiling downlighters, radiator and side entrance door.

Bedroom 1: 4.75m (15'7") x 3.15m (10'4") max

Having a range of fitted bedroom furniture comprising three double wardrobes, two chests of drawers and two bedside cabinets, coved ceiling and radiator.

Bedroom 2: 4.75m (15'7") x 3.05m (10'0")

Having coved ceiling, ceiling downlighters and radiator.

Bedroom 3: 4.75m (15'7") x 2.39m (7'10") max

Having a range of fitted bedroom furniture comprising double wardrobe, bedside cabinet, large cupboard and chest of drawers, coved ceiling and radiator.

Bathroom: 2.54m (8'4") x 2.18m (7'2")

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, 'P' shaped bath with mixer tap and electric shower over, large store cupboard, coved ceiling and large chrome towel radiator.

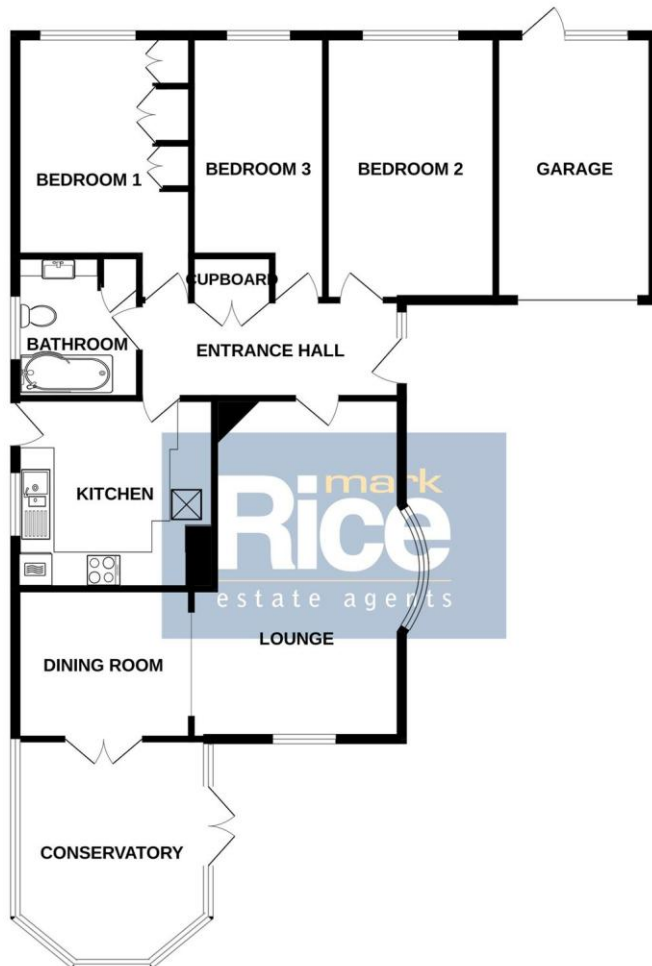
**Lounge****Further Aspect****Dining Room****Conservatory****Breakfast Kitchen**

Outside:

A generous block paved drive provides **Off Road Parking** for a number of vehicles and approaches the **Attached Single Garage 4.78m (15'8") x 2.79m (9'2")** having manual up and over door, power points, lighting and personal door to the rear garden. The remainder of the front garden is laid to lawn with a variety of well stocked borders and hedging and a feature pond with a variety of surrounding shrubs and hedging, partially enclosed by hedging and timber fencing. A paved path leads to wrought iron gate which provides access to the rear garden with a large patio area, several raised beds, lawn area, Greenhouse, Timber Shed, Summer House, and concealed Calor gas tank, all enclosed by a combination of timber fencing and hedging, and a cold water tap is fitted.

Council Tax Band C.

GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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Further Kitchen Aspect



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Aspect



View To Rear



Front Of Property

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 25/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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