

***SOUTHGATE SPINNEYS,
SOUTH RAUCEBY NG34 8QF***



£425,000

Located within this particularly sought after village and with grounds of approximately ¼ of an Acre and a South Facing Rear Garden, an Extended Three Bedroom Detached Bungalow with more than Ample Parking, Garage, Double Glazing and Oil Central Heating. With no forward chain, early viewing is highly recommended to appreciate the enviable position of this property and size of accommodation available. The full accommodation comprises Reception Hall, 24'4 Lounge, Study, Separate Dining Room, Kitchen, Three Bedrooms, Shower Room and Family Bathroom. Outside, a drive provides Parking and approaches the Garage and there is further parking to the side of the property. The rear garden is particularly private and sheltered.

Directions:

Travelling from Sleaford on the A153 towards Grantham, after the roundabout and level crossing turn right towards South Rauceby. Turn right into Southgate Spinneys and take the second turning on the right where the property is located on the right-hand side.

A double-glazed entrance door provides access to the **Reception Hall** having built-in cupboard, airing cupboard and radiator.



Lounge: 7.42m (24'4") x 3.89m (12'9") narrowing to 2.97m (9'9")

Having patio doors to rear garden, two double radiators, two single radiators and fireplace with wooden mantle.



Dining Room: 4.65m (15'3") x 2.67m (8'9")

Having radiator and window overlooking the rear garden.



Study Off: 2.67m (8'9") x 2.34m (7'8")

Having electric heater.



Kitchen: 3.58m (11'9") x 2.82m (9'3")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer sink with monobloc tap, double glazed rear entrance door, radiator, water softener, further built-in cupboards and boiler.



Bedroom 1: 4.19m (13'9") x 3.56m (11'8")

Having radiator and built-in wardrobe with mirror sliding doors.



Bedroom 2: 3.58m (11'9") x 2.95m (9'8")

Having radiator and built-in double wardrobe.



Bedroom 3: 3.15m (10'4") x 2.44m (8'0")

Having radiator and built-in double wardrobe.



Shower Room:

Having corner shower with electric unit, corner vanity hand washbasin, low level WC, towel radiator and wall light point.



Shower Room

Bathroom:

Being fully tiled and having bath with mixer tap and shower over, pedestal hand washbasin, low level WC, tiled splashbacks and towel radiator.

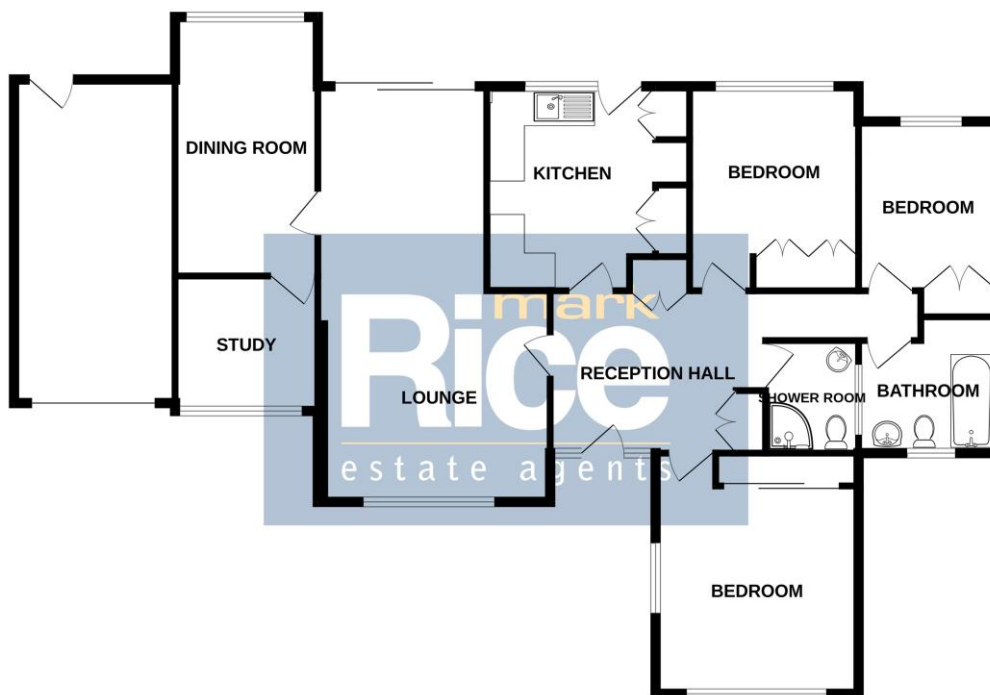


Outside:

*The front garden is laid to lawn with borders and a large drive provides more than **Ample Parking** and approaches the **Attached Garage 5.59m (18'4") x 2.82m (9'3")** having electric up and over door, personal door to rear garden, light and power points and loft storage. To the side of the garage are double opening gates providing access to a **further parking area** and the rear garden. The **South Facing Rear Garden** has a full-length patio adjacent to the bungalow with lawn and well stocked borders, and a greenhouse is included.*

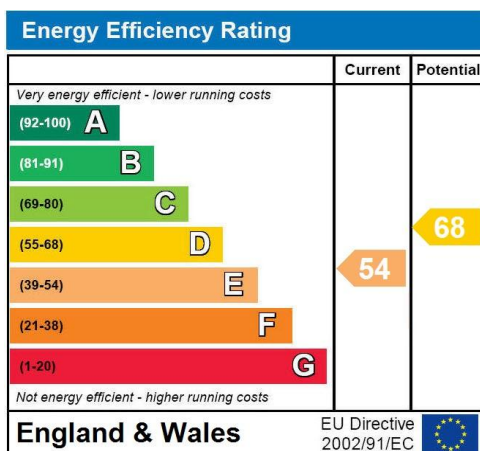


GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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 20/4/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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