

Charnwood, Kirkby Underwood Road, Aslackby, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Kirkby Underwood Road, Aslackby
 Main House gross internal area = 4,220 sq ft / 392 sq m
 Triple Garage Block gross internal area = 909 sq ft / 84 sq m
 Quoted Area Excludes 'External C/B'



Ground Floor



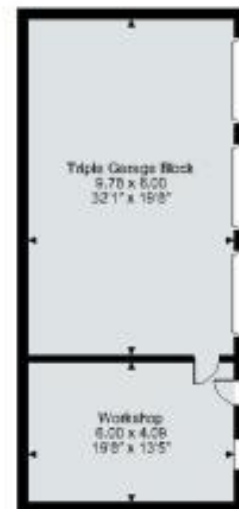
First Floor



Second Floor



Cellar



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 □ □ □ Denotes restricted head height
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Charnwood, Kirkby Underwood Road, Aslackby, Sleaford, NG34 0HN

£795,000 Freehold

NO CHAIN! Winkworth are delighted to offer for sale this impressive individually built seven bedroom detached family home boasting over 4000 square feet of accommodation with triple garage and workshop built with cavity wall and insulation so could easily be converted into an annex subject to the usual permissions. The property offers fantastic accommodation set over three floors benefiting from lounge with inglenook fireplace and woodburning stove, three further reception rooms, kitchen/family room with granite worktops and utility room off and access to a cellar. On the first floor there is a large master bedroom with en-suite, guest bedroom with en-suite, four further bedrooms and family bathroom. On the second floor there is a 28ft bedroom with open plan en-suite. The property also benefits from solar panels giving a feed-in tariff of approximately £2000 per annum. Please call 01778 392807 for more information.

NO CHAIN! | Impressive seven-bedroom detached family home | Over 4000 square feet of accommodation | Triple garage | Council Tax Band D | EPC Rating B



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ACCOMMODATION

Entrance Hall - With oak flooring, radiator, power points, under stairs storage cupboard, stairs leading to the first floor and door to.

Downstairs Cloakroom - With low level wc, wash hand basin set in unit with granite worktop and cupboard below, tiled flooring, heated towel rail and frosted window with granite window sill.

Lounge - 29'9" x 14'7" (9.07m x 4.45m) With oak flooring, inglenook fireplace with wood burning stove, radiator, power points, Bose surround sound and bi folding doors onto the rear garden.

Dining Room - 18'1" x 11'4" (5.5m x 3.45m) With oak flooring, two windows to the front, radiator, Bose ceiling speakers.

Play Room/Family Room - 12'7" x 12'3" (3.84m x 3.73m) With window overlooking the front, radiator and power points.

Study - 14'5" x 6'8" (4.4m x 2.03m) With window to the side, radiator and power points.

Kitchen/Breakfast Room - 25'9" x 13'1" (7.85m x 4m) With bespoke fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with granite worktops, centre island with cupboards below, Britannia range cooker, Siemens combination oven, Siemens steam oven, Siemens bean to cup coffee maker, integrated dishwasher, integrated fridge, tiled flooring with under floor heating, Bose ceiling speaker, windows overlooking the rear and door to.



Utility Room - 15'1" x 9'11" (4.6m x 3.02m) With fitted units with granite worktops, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wine fridge, door to the side, storage cupboard housing oil boiler supplying hot water and central heating and central vacuum unit. Door leading down to.

Cellar - 12'1" x 10'2" (3.68m x 3.1m) With tiled flooring and extractor fan.

First Floor Landing - With built in airing cupboard, feature window, stairs leading to the second floor and door to.

Master Bedroom - 25'6" x 20'6" (7.77m x 6.25m) With extensive range of fitted wardrobes, radiator, window overlooking the rear, power points and door leading to.

En-Suite Bathroom - With jacuzzi bath, separate walk-in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window,

Guest Bedroom - 17' x 14'2" (5.18m x 4.32m) With fitted wardrobes, radiator, power points, window to the front and door to.

En-Suite Shower Room - With walk in shower, low level wc, wash hand basin, heated towel rail, tiled walls, tiled flooring and frosted window.

Bedroom Three - 14'4" x 12'9" (4.37m x 3.89m) With window to the rear, radiator and power points.

Bedroom Four - 13'3" x 12'6" (4.04m x 3.8m) With window to the front, radiator and power points.

Bedroom Five - 12'8" x 11'4" (3.86m x 3.45m) With window to the front, radiator and power points.

Bedroom Six - 13'4" x 9'4" (4.06m x 2.84m) With window to the rear, radiator, power points and built in wardrobe.

Family Bathroom - With freestanding bath, separate shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, radiator, heated towel rail and frosted window.

Second Floor:

Bedroom Seven - 28'1" x 12'7" (8.56m x 3.84m) With window to the rear and two Velux windows, walk in storage cupboard, radiator, power points, low level ec, wash hand basin and walk in shower cubicle.

Outside - At the front of the house there is a block paved driveway with plenty of parking space and access to the detached triple garage and work shop at the rear (built with cavity wall so could easily be converted to annex accommodation subject to the usual permissions). The garden at the front side and rear, includes areas of lawn, paved terracing for al fresco dining, a greenhouse, vegetable plot and mature fruit trees.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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