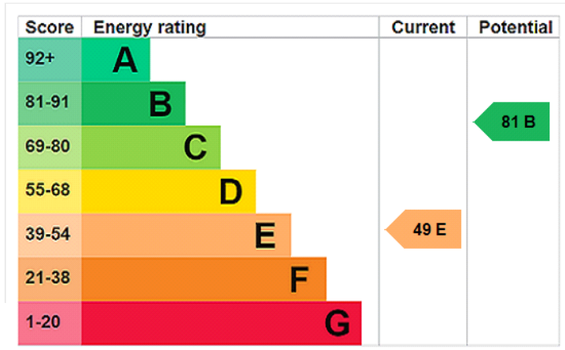
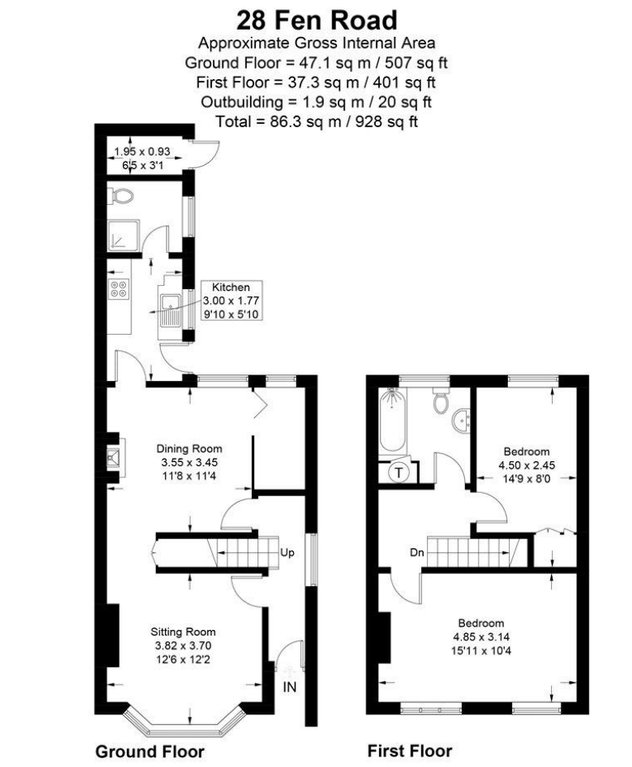
Fen Road, Pointon, Sleaford

Approximate gross internal area:

Main house	*Insert measurements*
Insert area	*Insert measurements*
Insert area	*Insert measurements*
Total	**Insert total**

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.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







28 Fen Road, Pointon, Lincolnshire, NG34 0LZ

£169,950 Freehold

Situated on Fen Road in the village of Pointon, this traditional two-bedroom semi-detached home occupies a generous plot and offers an excellent opportunity for buyers looking to undertake a renovation project. Requiring modernisation throughout, the property offers well-proportioned accommodation, character features and a particularly impressive rear garden backing onto open countryside.

Traditional Semi-Detached Home | Two Double Bedrooms | Two Reception Rooms | In Need Of Modernisation | Generous Rear Garden | Open Countryside To The Rear | Ground Floor Shower Room | First Floor Family Bathroom | Character Features Throughout | Excellent Renovation Potential | Popular Village Location

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

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DESCRIPTION

The accommodation begins with an entrance hall leading into the sitting room, which features an attractive bay window to the front aspect and a traditional fireplace. The separate dining room benefits from quarry tiled flooring, a feature fireplace with inset stove and a window overlooking the rear garden.

The kitchen is fitted with a range of wall and base units, an integrated oven and hob, with a door providing access to the side of the property. Completing the ground floor accommodation is a shower room with WC.

Upstairs, the first-floor landing provides access to two generously proportioned double bedrooms, with the principal bedroom benefiting from two windows to the front aspect and a feature fireplace. The second bedroom overlooks the rear garden and benefits from built-in wardrobe space. A family bathroom fitted with a bath, wash hand basin and WC completes the accommodation.

Externally, the property benefits from an established front garden with a low-level stone boundary wall and pathway leading to the entrance. The rear garden is a particular selling point, extending a considerable distance and featuring lawned areas, mature trees, established shrubs, paved seating areas, a greenhouse and a useful brick-built external store. The garden offers considerable scope for landscaping, whilst the generous plot may also lend itself to extending the property, subject to the necessary planning permissions.

Located within the rural Lincolnshire village of Pointon, the property offers a countryside setting whilst remaining within reach of the surrounding villages and market towns.

This is a fantastic opportunity for anyone looking to put their own stamp on a traditional home with a generous plot and considerable potential.

















ACCOMMODATION

Entrance Hall

Sitting Room - 12'6" x 12'2" (3.8m x 3.7m)

Dining Room - 11'8" x 11'4" (3.56m x 3.45m)

Kitchen - 9'10" x 5'10" (3m x 1.78m)

Downstairs Shower Room

Bedroom One - 15'11" x 10'4" (4.85m x 3.15m)

Bedroom Two - 14'9" x 8' (4.5m x 2.44m)

Family Bathroom

Outbuilding - 6'5" x 3'1" (1.96m x 0.94m)

Agents Note - Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

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LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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