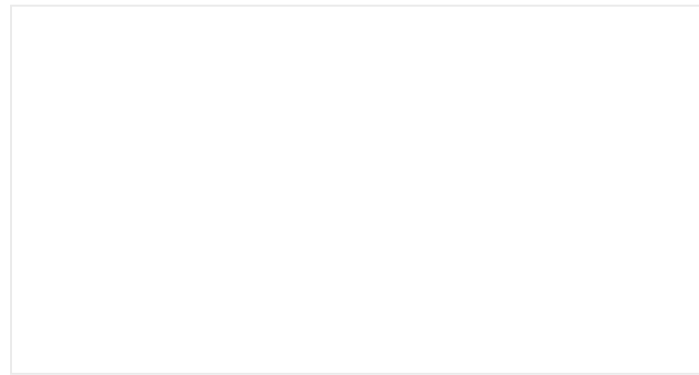
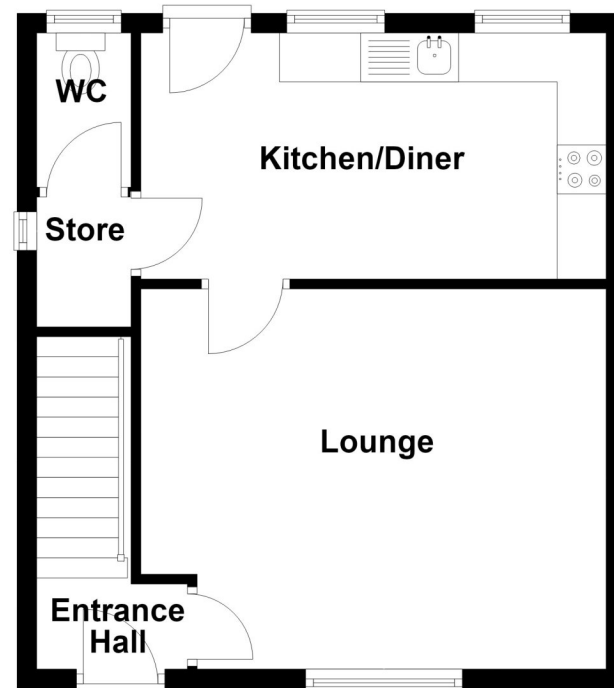




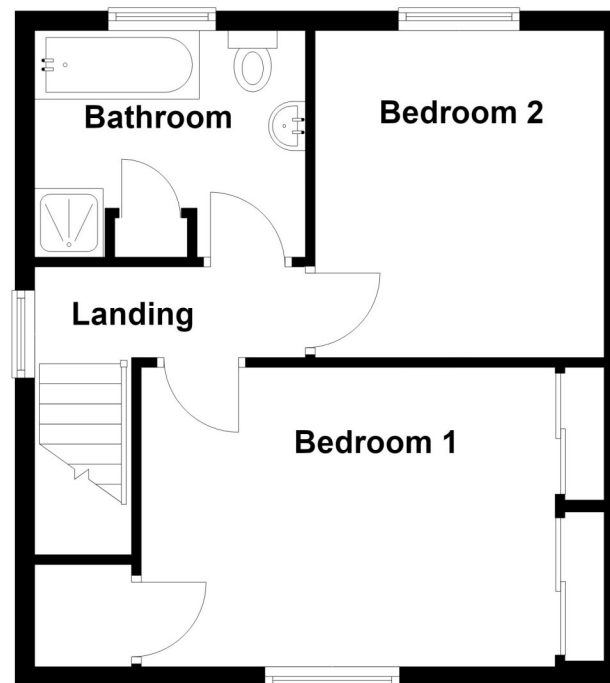
Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 sq. feet)



16 Pethley Lane, Pointon, Sleaford, Lincolnshire, NG34 0ND

£185,000 Freehold

Winkworth are delighted to offer for sale this established two bedroom semi-detached home, situated within the popular village of Pointon and offered for sale with no onward chain. The property provides well-proportioned accommodation extending to approximately 812 sq ft, comprising an entrance hall, spacious lounge, kitchen/dining room, useful store and ground floor WC. To the first floor there are two generous bedrooms together with a family bathroom. Outside, the property benefits from a block paved driveway providing off-road parking, while to the rear is a particularly generous and established garden. A large paved patio provides plenty of space for outdoor seating and entertaining, leading onto an extensive lawn surrounded by mature hedging, shrubs and planting. The property would benefit from some general updating, making it an excellent opportunity for buyers looking to create a home to their own taste, while the generous plot offers further potential subject to the necessary permissions. Pointon is a small Lincolnshire village approximately seven miles north of Bourne, conveniently positioned for access to Bourne, Sleaford and Grantham, making it an ideal location for those looking for village living while remaining within easy reach of larger towns and their amenities.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Lounge - 16' x 12'8" (4.88m x 3.86m) With attractive feature fireplace with open fire, upvc double glazed window to the front, radiator, power points and door leading to:

Kitchen/Dining Room - 15'6" x 8'3" (4.72m x 2.51m) Fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space for fringe freezer, space and plumbing for washing machine, part tiled walls, upvc double glazed windows and door to the rear and door to:

Downstairs Cloakroom - With low level wc and frosted window.

First Floor Landing - With access to the loft and door leading to:



Bedroom One - 13'2" x 9'8" (4.01m x 2.95m) With generous built in wardrobes, upvc double glazed window to the front, radiator, power points and over stairs storage cupboard.

Bedroom Two - 11'3" x 9'10" (3.43m x 3m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - 9' x 8'1" (2.74m x 2.46m) Fitted suite comprising, corner bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, built in airing cupboard, radiator and frosted window.

Outside - The property is approached via a block-paved driveway providing generous off-road parking, with an attractive established front garden featuring a variety of mature shrubs and planting.

The rear a particularly generous and established rear garden, initially featuring a large paved patio area providing ample space for outdoor seating and entertaining. Beyond the patio, the garden is predominantly laid to lawn with an abundance of mature shrubs, hedging and established planting providing a pleasant degree of privacy. A timber garden shed provides useful storage, with the overall size of the garden offering excellent scope for keen gardeners and families alike.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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