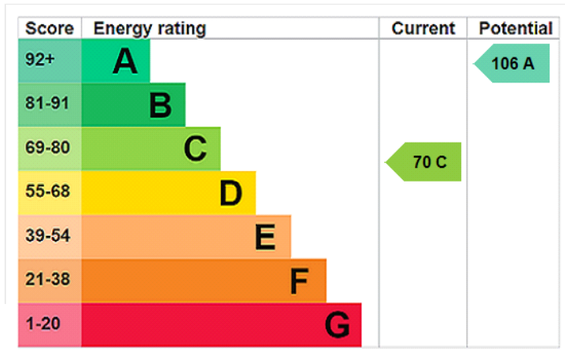
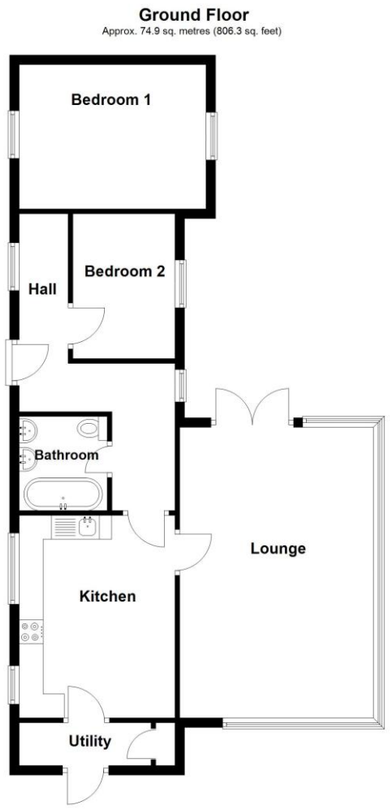
Poachers Cottage, Evedon, Sleaford, Lincolnshire

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.





Total area: approx. 74.9 sq. metres (806.3 sq. feet)





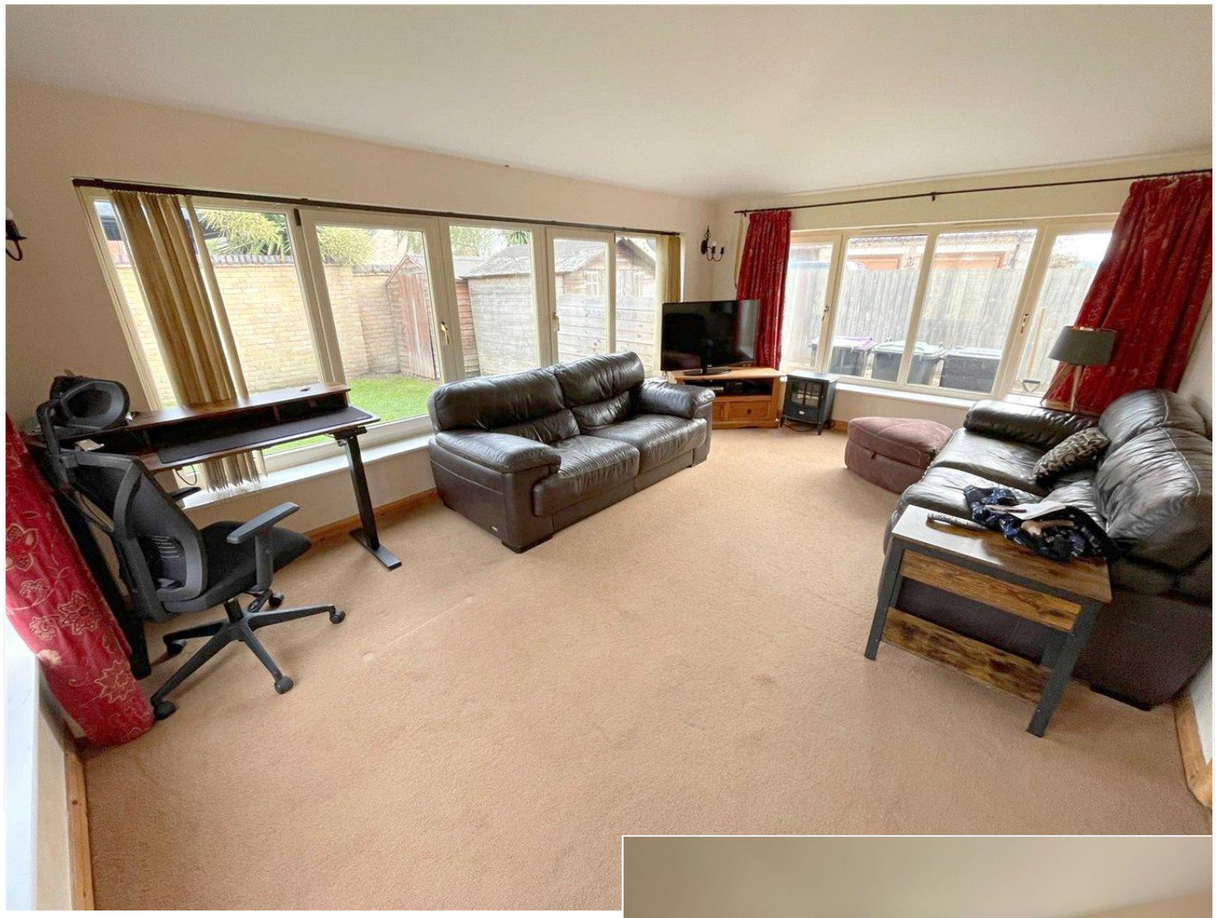


Poachers Cottage, Evedon, Sleaford, Lincolnshire, NG34

£325,000 Freehold

Tucked away in the peaceful village of Evedon, this delightful two-bedroom stone-built cottage perfectly blends character charm with comfortable modern living. Offering single-level accommodation and a private walled garden, this home is ideal for downsizers or anyone seeking a tranquil countryside retreat.

Attractive stone-built detached cottage | Two bedrooms | Spacious kitchen with adjoining utility room | Bright dual-aspect lounge with French doors to garden | Modern bathroom with double sinks | Private enclosed rear garden | Off-road parking | Peaceful village setting







DESCRIPTION

Upon entering, you're greeted by a spacious kitchen, fitted with a range of modern units, tiled flooring, and ample worktop space. There's room for appliances and plenty of natural light from the dual windows, creating a bright and airy atmosphere. Off the kitchen is a handy utility room with external access, perfect for additional storage or laundry use.

The lounge is generously sized, featuring dual-aspect windows and French doors that open directly to the rear garden. This wonderful space enjoys plenty of natural light and offers flexible room for both seating and dining areas, ideal for relaxing or entertaining.

There are two well-proportioned bedrooms, with the principal bedroom being a comfortable double and the second ideal as a guest room or home office. The modern bathroom is fully tiled and includes a bath with shower over, twin sinks, and contemporary fixtures and fittings.

To the front, the property enjoys a gravelled driveway, providing ample parking. The rear garden is fully enclosed by a curved brick wall, offering excellent privacy. It features a patio seating area and a lawn, a perfect spot for outdoor dining or simply enjoying the sunshine.





ACCOMMODATION

Entrance Hall

Lounge - 19'11" x 13'3" (6.07m x 4.04m)

Kitchen Breakfast Room - 13'11" x 13'1" (4.24m x 4m)

Utility Room

Bedroom One - 13'1" x 10'6" (4m x 3.2m)

Bedroom Two - 11'2" x 9'10"' (3.4m x 3m')

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

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
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.
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