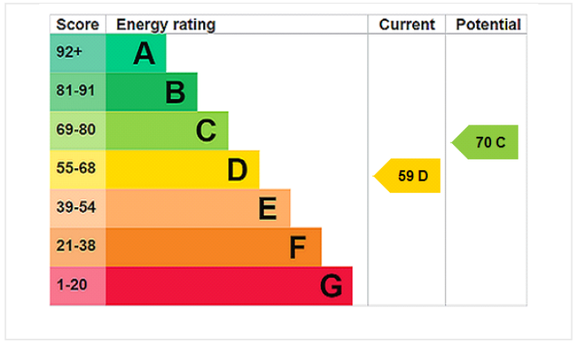
Spring Lodge, Spring Lane, Horbling, Sleaford

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.











Spring Lodge, 22 Spring Lane, Horbling, NG34 0PF

£575,000 Freehold

Winkworth are delighted to bring to the market this impressive individually built three-bedroom detached bungalow, occupying a fantastic established plot of approximately half an acre. Approached via a sweeping gravelled driveway, the property offers ample off-road parking and access to a detached double garage with electric doors. Upon entering, a spacious entrance hall leads to a generous living room with French doors opening into the garden room, a separate dining room, a kitchen/breakfast room, pantry and utility room. The master bedroom benefits from an en-suite bathroom, while two further bedrooms are served by a family bathroom. Located within the popular conservation village of Horbling, the property enjoys easy access to the market towns of Bourne and Sleaford, with Grantham also within convenient reach, offering a mainline train service to London King's Cross.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

winkworth.co.uk/bourne

Winkworth

See things differently.







ACCOMMODATION

Entrance Hall - With radiator, power points, built in airing cupboard and door leading to:

Cloakroom - With low level wc, wash hand basin, radiator and frosted window.

Living Room - 18'9" x 15'11" (5.72m x 4.85m) With attractive feature fireplace with woodburning stove, radiator, power points, upvc double glazed windows to the front and side, double doors to the dining room and double opening doors leading to:

Garden Room/Study - 11'9" x 9'8" (3.58m x 2.95m) With french doors to the front, upvc double glazed windows overlooking the front, radiator and power points.

Dining Room - 14'3" x 13'11" (4.34m x 4.24m) With upvc double glazed windows to the rear and side, radiator, power points and door leading to:

Kitchen/Breakfast Room - 23' (7) (narrowing to 12'6" (3.8) x 13'2" (4.01) With fitted units comprising, double drainer sink with cupboard below, good range of wall and base units, AGA with canopy above, separate electric oven with extractor fan above, space and plumbing for dishwasher, walk in larder cupboard, radiator, power points, upvc double glazed window to the rear and door leading to:









Rear Hall - With door leading to the rear garden and door to:

Utility Room - 6'8" x 6'3" (2.03m x 1.9m) With space and plumbing for washing machine and tumble dryer, oil boiler supplying hot water and central heating.

Cloakroom - With low level wc, wash hand basin and frosted window.

Master Bedroom - 14'1" x 12' (4.3m x 3.66m) With extensive fitted wardrobes, radiator, power points, upvc double glazed window to the front and door leading to:

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

Bedroom Two - 12'1" x 12' (3.68m x 3.66m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bedroom Three - 10'4" x 9'8" (3.15m x 2.95m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - With fitted suite comprising, panelled bath, low level wc, wash hand basin, part tile walls, heated towel rail and frosted window.

Outside - The property is approached via a sweeping gravelled driveway providing ample off-road parking and an impressive arrival. The front garden is well maintained, mainly laid to lawn with established flower and shrub borders, offering a good degree of privacy. A seating area sits to the front, with access to a detached double garage to the side.

The rear is a superb, generous rear garden predominantly laid to lawn, offering an excellent degree of privacy and ideal for outdoor entertaining. The garden is bordered by a variety of mature trees and established planting, creating a peaceful and secluded setting.

There is a covered seating/entertaining area, perfect for year-round use, along with a central feature fountain that adds character to the space. Overall, a beautifully maintained garden of excellent proportions, ideal for families and those who enjoy outdoor living.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F