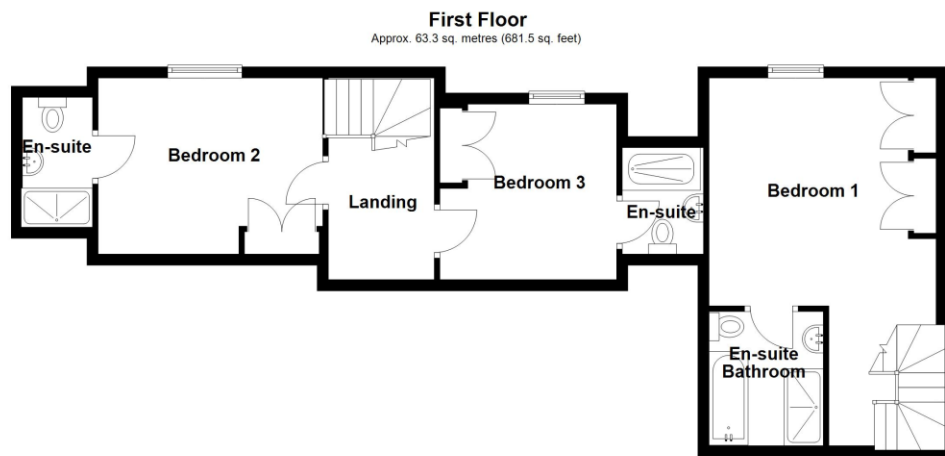
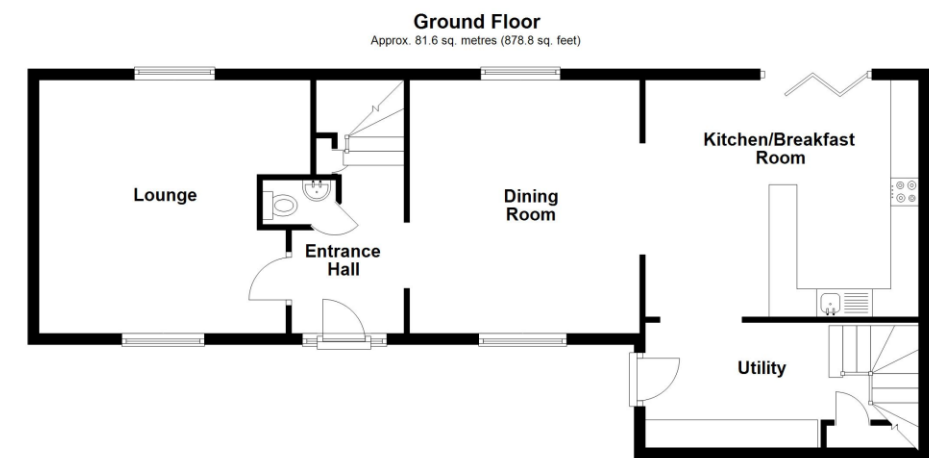




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 145.0 sq. metres (1560.2 sq. feet)



Aunsby Forge, Aunsby, Sleaford, Lincolnshire, NG34 8TA

£375,000 Freehold

Immaculately presented and full of character, this beautifully converted barn offers the perfect combination of charm, style, and energy efficiency. With a striking exterior of brick and timber cladding, the property immediately impresses, while the high-quality finish throughout ensures it is ready to move straight into.

Immaculately Presented Converted Barn | Striking Brick And Timber Exterior | Spacious Lounge And Dining Room | Stunning Modern Breakfast Kitchen | Three Double Bedrooms With En-Suites | Master En-Suite With Four Piece Suite | Low Maintenance Gardens | Ample Parking | Block Paved Driveway



DESCRIPTION

The accommodation flows well, beginning with a welcoming entrance hall and generous lounge, followed by an light and airy dining room that links directly into the heart of the home, which is the stunning breakfast kitchen. Fitted with a sleek range of modern units, integrated appliances, a breakfast bar, and bi-fold doors opening onto the patio, this space is ideal for entertaining. There is also a separate utility room and cloakroom.

Upstairs, there are three spacious double bedrooms, each benefitting from its own stunning en-suite and beautiful bespoke fitted wardrobes. The master suite is particularly impressive, boasting a four-piece bathroom with bath and separate shower. The interiors are finished with quality flooring, underfloor heating to the ground floor, and a bright, airy design that highlights the property’s modern comfort.

Externally, the home is equally appealing. To the front, a block-paved driveway provides ample parking for multiple vehicles, while the gardens have been designed for low maintenance. The rear garden enjoys a mix of patio, artificial turf, and space for dining, offering a private setting for relaxation and entertaining.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 14'11" x 17'6" (4.55m x 5.33m)

Dining Room - 14'11" x 13'11" (4.55m x 4.24m)

Breakfast Kitchen - 16' x 14' (4.88m x 4.27m)

Utility Room - 7'4" x 15'11" (2.24m x 4.85m)

Bedroom One - 13'5" x 13'4" (4.1m x 4.06m)

En Suite Shower Room

Bedroom Two - 10'5" x 13'2" (3.18m x 4.01m)

En Suite Shower Room

Bedroom Three - 10'5" x 10'4" (3.18m x 3.15m)

En Suite Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

