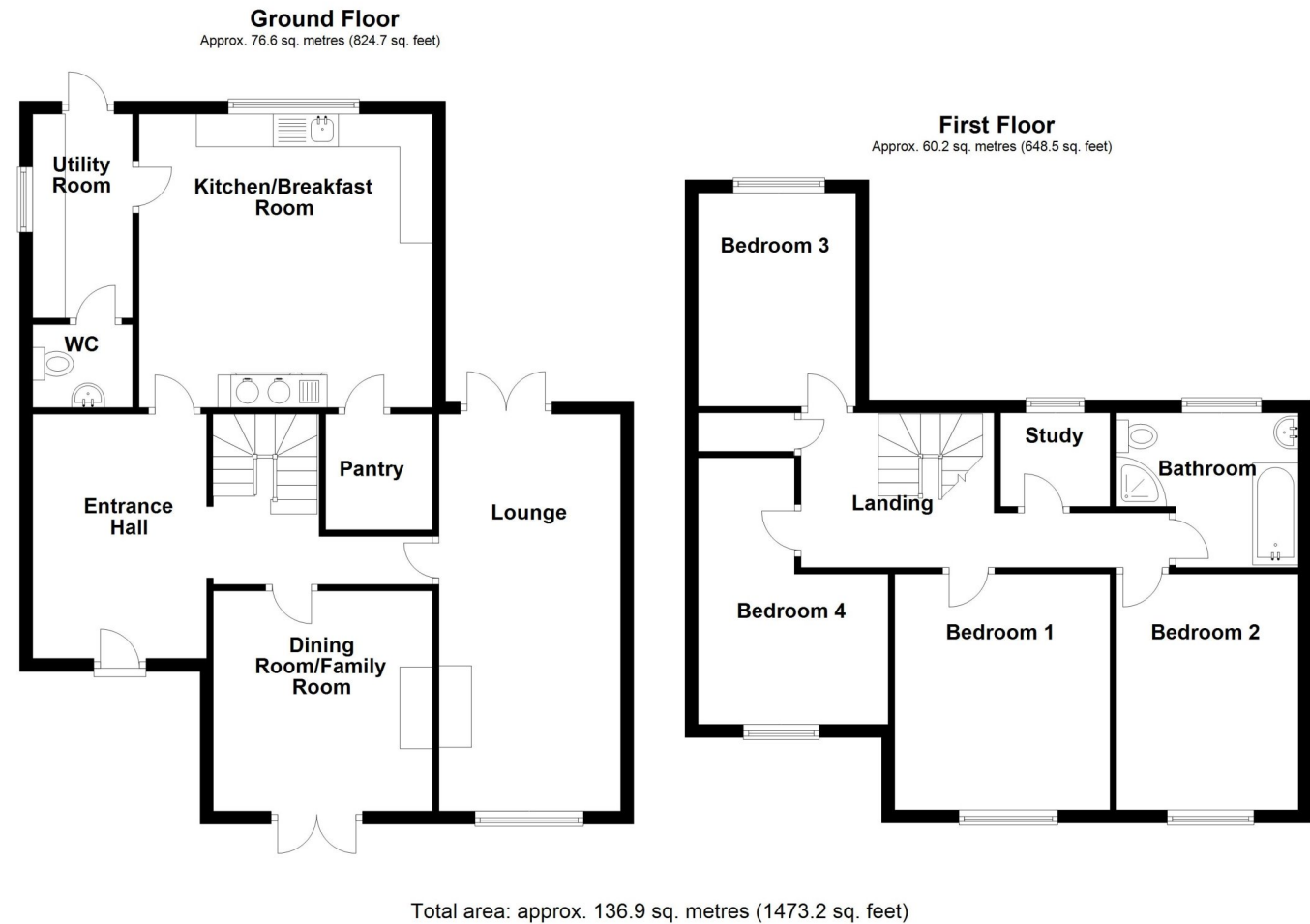


Donington Road, Horbling, Sleaford

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.



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

Under the Property Misdescriptions Act 1991, the Particulars 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.

EPC To Follow



25 Donington Road, Horbling, Sleaford, Lincolnshire, NG34 0PS

£350,000 Freehold

A charming 4 bedroom period styled home with a wealth of character that was once part of the Crown Estate. The property has stunning views over meadows to the rear with a large established garden. The property is located in a sought after village giving easy access to Grantham, Bourne, Spalding and Sleaford with their wide range of shopping facilities and transport links. Set back from the road, the house benefits from excellent family accommodation including, 2 separate reception rooms, kitchen/breakfast room with walk-in pantry, utility room and cloakroom downstairs. Upstairs there are 4 bedrooms, a study and modern fitted bathroom suite. Outside there is a large gravelled driveway providing ample off road parking for multiple vehicles. To the rear is a large garden, which is approximately 120ft in length, with views looking over open fields. The garden currently has a shed, wood store, greenhouse, vegetable plot, wildflower garden and a chicken run.

Four Bedrooms | Village Location | 120 ft approx rear garden | Open field views |
EPC Rating To Be Confirmed | Council Tax Band B



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Entrance Hall - with Karndeen flooring, coved ceiling, stairs leading to the first floor, window to the side, telephone point, power points and door leading to:

Lounge - 20ft 3ins x 9ft 1ins having attractive fireplace with wood burning stove, uPVC double glazed window overlooking the front, French doors leading to the rear garden, radiator, power points and TV point.

Dining Room - 11ft 11ins x 11ft 10ins having a large open fire, wooden flooring, French doors leading onto the front, coved ceiling, exposed brick chimney breast.

Kitchen Breakfast Room - 15ft 3ins x 15ft with modern fitted units comprising of ceramic one and a half bowl sink with cupboard below, excellent range of wall and base units, space for Aga (negotiable) space for fridge freezer, integrated dishwasher, down lighters, Karndeen flooring, uPVC double glazed window to the rear, walk in pantry with fitted Iroko shelving and door leading through to:

Utility Room - 10ft 2ins x 5ft 1ins with fitted Iroko work top, space and plumbing for washing machine, space for tumble dryer, boiler supplying hot water and central heating, window to the side, stable door to the rear and door leading to:



Downstairs Cloakroom - with low level WC, wash hand basin with tiled splash backs, Karndeen flooring and uPVC double glazed frosted window.

First Floor Landing - having feature window to the rear, coved ceiling, built in airing cupboard and door leading to:

Bedroom One - 13ft 3ins x 12ft with uPVC double glazed window to the front, feature fireplace, coved ceiling, radiator and power points.

Bedroom Two - 11ft 9ins x 10ft 3ins with uPVC double glazed window to the front, radiator, coved ceiling, power points and access to the loft.

Bedroom Three - 15ft 7ins x 8ft 3ins with uPVC double glazed window to the rear, radiator and power points.

Bedroom Four - 13ft 3ins (narrowing to 6ft 9ins) x 6ft 2ins (narrowing to 3ft 1ins) with uPVC double glazed window to the front, radiator and power points.

Study - 6ft 4ins x 5ft 8ins having uPVC double glazed window to the rear, radiator, coved ceiling and power points.

Family Bathroom - Modern fitted suite comprising free standing bath, separate shower cubicle with wall mounted shower, low level WC, wash hand basin, part panelled walls, Kardeen flooring, radiator and frosted window.

Outside - there is a large gravelled driveway providing ample off road parking with mature laid to lawn front garden. The rear garden is a superb secluded garden backing onto open fields with a large patio leading onto an established laid to lawn garden measuring approximately 120ft in length with attractive flower and shrub borders, vegetable plot, greenhouse, shed and woodstore.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B