

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 154.1 sq. metres (1659.0 sq. feet)



Total area: approx. 154.1 sq. metres (1659.0 sq. feet)



40 Main Street, Ashby De La Launde, Lincoln, Lincolnshire, LN4

£365,000 Freehold

This spacious detached bungalow with an attached annexe offers a unique blend of countryside tranquility and convenient access to nearby towns. Situated in a peaceful rural setting, the property is just a 15-minute drive from the market town of Sleaford and 15 minutes from the historic city of Lincoln. With Three large Double Bedrooms, and a separate Annexe, it provides both ample living space and the potential for multi-generational living or a home office. The bungalow features a bright and airy Lounge/Diner with a wood burner stove, and direct access to garden via the patio doors. The Kitchen includes ample base and eye level units, a range of integrated appliances, and a Family Bathroom boasting a Four Piece suite Family Bathroom. The master bedroom and two additional bedrooms are generously sized, with built-in wardrobes and plenty of natural light. The separate annexe, accessible through its own Entrance from the garden, adds significant flexibility to the property. Currently used as a Games/Entertainment Room, it offers ample space to convert into a self-contained living area, subject to the necessary permissions. It includes a Utility room, and a Shower Room. The annexe's layout and size make it ideal for accommodating guests or extended family.

IMMACULATELY PRESENTED BUNGALOW | THREE DOUBLE BEDROOMS | FOUR PIECE SUITE BATHROOM | MODERN FITTED KITCHEN
| RECENTLY RE-DECORATED | LOUNGE WITH LOG BURNER | ANNEXE WITH UTILITY & EN-SUITE | WELL PRESENTED REAR GARDEN |
NON-OVERLOOKED | SEMI-RURAL LOCATION | OIL CENTRAL HEATING | UPVC DOUBLE GLAZING | SPACIOUS GARAGE



W/C - 9'2" x 2'9" (2.8m x 0.84m)

Bedroom 1 - 13'7" x 8'8" (4.14m x 2.64m)

Bedroom 2 - 12' x 8'8" (3.66m x 2.64m)

Bedroom 3 - 10'8" x 9'9" (3.25m x 2.97m)

Bathroom - 8'5" x 7'3" (2.57m x 2.2m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C



Outside, the property is securely gated, with a large gravel driveway providing ample parking for up to 8 vehicles. The private gardens, which are not overlooked, back onto peaceful grazing land, offering a serene and private setting. The back and side gardens feature low-maintenance flower beds, a decking area, and a well-maintained lawn. The large garage boasts, power, lighting and an electric roller door.

Entrance Hall

Lounge/Diner - 27'6" x 11'10" (8.38m x 3.6m)

Kitchen - 13'6" x 9'9" (4.11m x 2.97m)

Utility Room - 15'2" x 7'2" (4.62m x 2.18m)

Annex/Games Room - 18'9" x 15'5" (5.72m x 4.7m)

