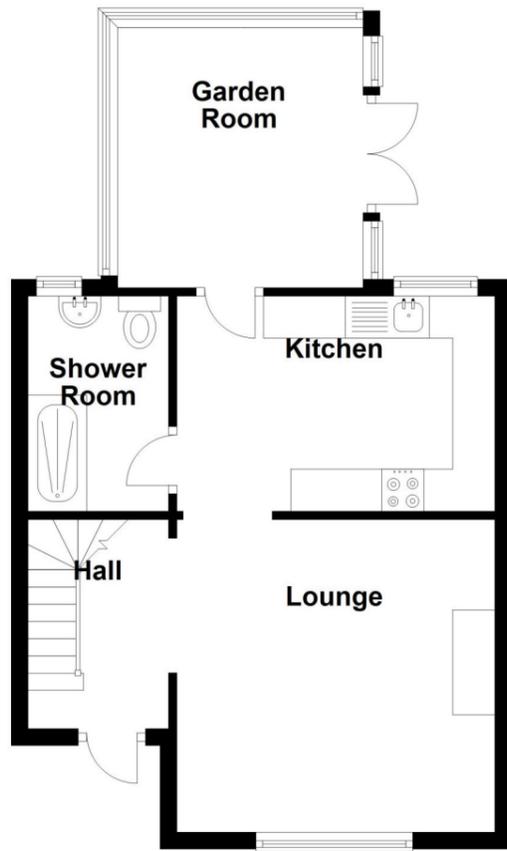


Lavender Cottage, West Road, Pointon, Sleaford

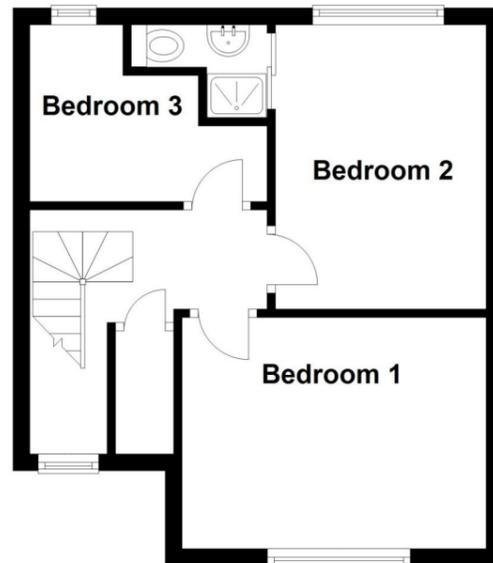
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Lavender Cottage, 43 West Road, Pointon, NG34 0NA

£230,000 Freehold

NO CHAIN! Winkworth are delighted to offer for sale this charming three bedroom semi detached cottage located in the popular village of Pointon giving easy access to the market towns of Bourne and Sleaford. The property has been much improved by the current vendors and benefits from lounge with open fireplace and multi fuel burning stove, modern fitted kitchen with built in appliances, garden room and newly fitted shower room plus some new upvc windows. Upstairs there are three bedrooms with the benefit of an en-suite shower room. Outside to the rear there is a court yard garden with driveway providing off road parking for two cars and a brick built outbuilding with power and light. To the front there is an enclosed garden providing a pleasant sitting area. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached Cottage | En-Suite to Master Bedroom | Driveway Providing Off Road Parking | Easy to Maintain Rear Garden | Village Location | EPC Rating E

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Door leading to

Entrance Hall - With turning staircase leading to the first floor, understairs storage cupboard, vinyl flooring with original tiled floor under and archway leading through to

Lounge - 12'6" x 12'3" (3.8m x 3.73m) With attractive feature fire place with multi-fuel wood burning stove, window overlooking the front, coved ceiling, dado rail, quantum electric heater, power points, vinyl flooring with original tiles under and door leading through to

Kitchen - 12' x 8'5" (3.66m x 2.57m) With newly fitted units comprising one and a half bowl sink unit with cupboard below, good range of wall and base units, built in oven and hob with extractor fan above, integrated washing/dryer, fitted fridge freezer, integrated dishwasher, built in wine cooler, window overlooking the rear, dimplex electric heater, part tiled walls, vinyl flooring with original tiles under door to inner hallway and door leading through to

Garden Room - 10'2" x 9'7" (3.1m x 2.92m) Being half brick with tiled roof, power points and doors onto the rear garden



Shower Room - With a newly fitted suite comprising walk in shower cubicle with waterfall shower, high level wc, wash hand basin, heated towel rail, part tiled walls and frosted window.

First Floor Landing - With built in airing cupboard housing hot water tank and water softener.

Bedroom One - 12' x 9'2" (3.66m x 2.8m) With attractive feature fireplace, window overlooking the front and power points

Bedroom Two - 11'11" x 8'2" (3.63m x 2.5m) With window overlooking the rear, feature fireplace, power points and sliding door leading through to

En-Suite - Newly fitted suite comprising fully tiled shower cubicle, low level wc, wash hand basin, feature exposed brick wall and extractor.

Bedroom Three - 9'1" (2.77) x 9' (2.74) narrowing to 5' (1.52) x 6' (1.83) With window overlooking the rear and power points

Outside - There is a driveway providing off road parking for two vehicles

Brick Built Outbuilding - 9'6" x 8'9" (2.9m x 2.67m) With power and light.

Rear Garden - A courtyard garden with covered pergola, outside tap and outside lighting.

Front Garden - Grassed area with walkway to the front door and pleasant sitting area.

TENURE

Freehold

COUNCIL TAX BAND

B