
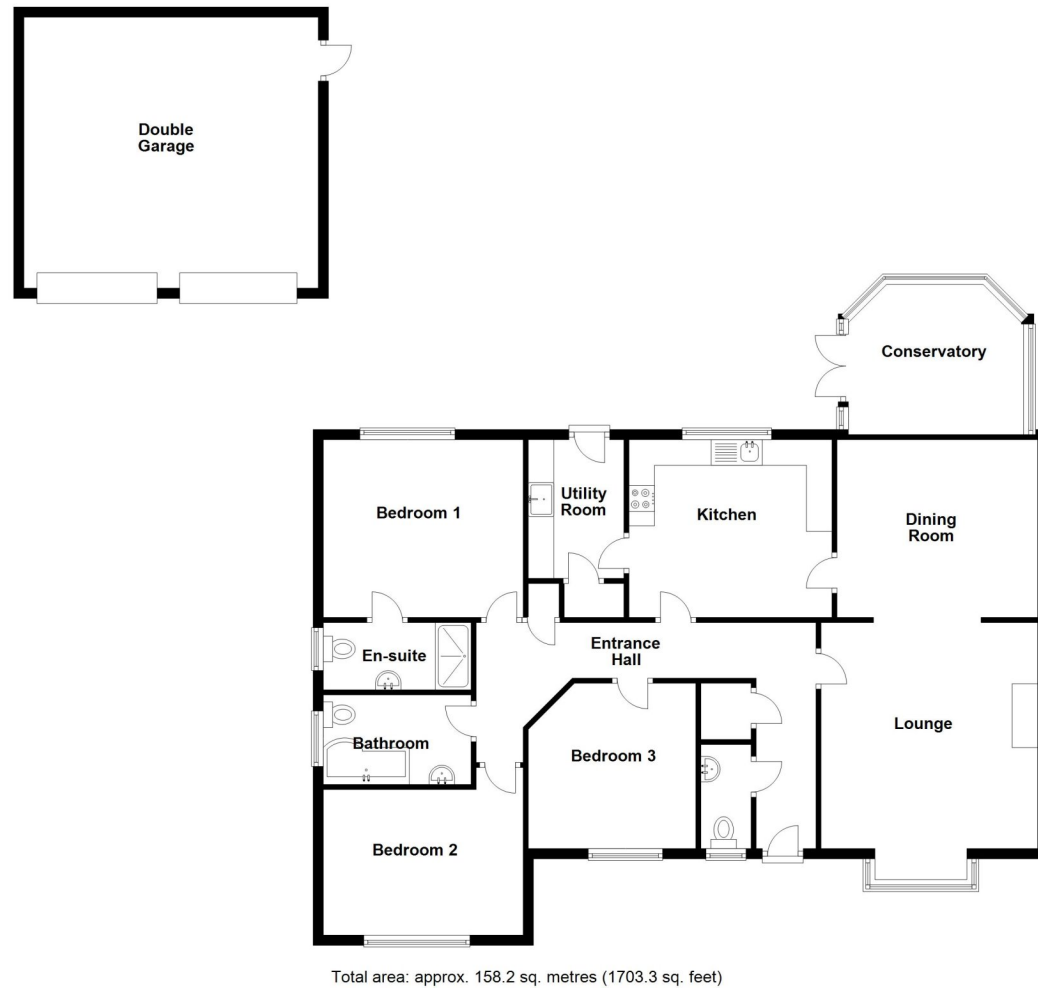


Ryebank, Aveland Way, Aslackby, Sleaford

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	68	
(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
Approx. 158.2 sq. metres (1703.3 sq. feet)



Ryebank, Aveland Way, Aslackby, Sleaford, Lincolnshire, NG34 0HG

£399,950 Freehold

Winkworth are delighted to offer for sale this stunning much improved three bedroom detached bungalow located on a none estate position with a detached double garage. The property offers deceptive accommodation benefiting from, lounge with bay window open to a dining room, upvc double glazed conservatory, modern fitted kitchen with utility room off, master bedroom with en-suite shower room, two further bedrooms and modern fitted bathroom. Outside there is a paved driveway providing ample off-road parking leading to a detached double garage and to the rear a lovely south facing garden providing a relaxing sitting area. Please call 01778 392807 for more information.

Three Bedroom Detached Bungalow | Semi-Rural Location | Deceptive Accommodation | Detached Double Garage and Driveway | South Facing Garden | Council Tax Band D

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

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ACCOMMODATION

Entrance Hall - With built in cloaks cupboard, half panelled walls, radiators, power points, further built in airing cupboard, access to the loft and door leading to.

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

Lounge - 14'4" x 13'2" (4.37m x 4.01m) With attractive feature fireplace with multi fuel burning stove, upvc double glazed bay window to the front and further window to the side, radiator, power points and archway leading to.

Dining Room - 12'6" x 11'2" (3.8m x 3.4m) With radiator, power points, upvc double glazed window to the side, door to the kitchen and sliding doors leading to.

Conservatory - 9'6" x 8'9" (2.9m x 2.67m) With upvc double glazed windows and french doors onto the garden, laminate flooring and power points.



Kitchen/Breakfast Room - 12'9" x 11'1" (3.89m x 3.38m) With superb modern fitted units comprising, sink with cupboard below, excellent range of wall and base units with moveable centre island, built in Neff double oven, fitted electric hob with extractor above, integrated fridge, part tiled walls, laminate flooring, radiator, upvc double glazed window to the rear and door leading to.

Utility Room - 9'1" x 6'2" (2.77m x 1.88m) With range of wall and base units, sink with cupboard below, space and plumbing for washing machine, integrated fridge freezer, oil boiler supplying hot water and central heating, built in larder cupboard and door to the side.

Bedroom One - 12'2" x 11'3" (3.7m x 3.43m) With upvc double glazed window to the rear, radiator, power points and door leading to.



En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin with cupboard below, tiled walls, laminate flooring, heated towel rail and frosted window.

Bedroom Two - 12'5" x 10'5" (3.78m x 3.18m) With upvc double glazed window to the front, built in wardrobes with bed recess, radiator and power points.

Bedroom Three - 10'4" x 9'9" (3.15m x 2.97m) With upvc double glazed window to the front, built in wardrobes with bed recess, radiator and power points.



Family Bathroom - Modern fitted suite comprising, P-shaped bath with shower and glass screen, low level wc, wash hand basin with cupboard below, tiled walls, laminate flooring, heated towel rail and frosted window.

Outside - The property is situated on an elevated plot with established front garden with mature trees and shrubs with paved driveway to the side providing ample off-road parking leading to a DETACHED DOUBLE GARAGE (17'5" x 17'4") The rear garden has a paved patio leading onto a lawned south facing garden with flower and shrubs borders and fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

