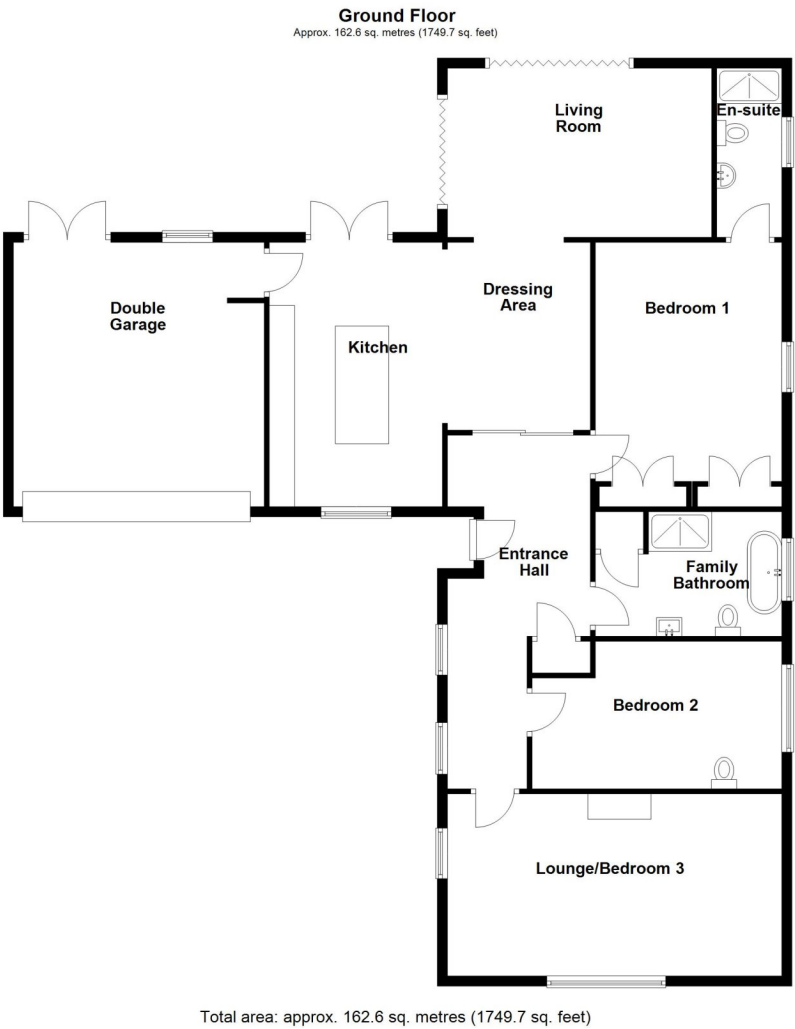


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



The Linny, Aveland Way, Aslackby, Sleaford, Lincolnshire, NG34 0HG

£399,950 Freehold

We are delighted to offer for sale this impressive 2/3 bedroom detached bungalow located on a none estate position with generous driveway and double garage. The property has been renovated by the current vendors but still need finishing in places boasting a fantastic modern fitted kitchen with centre island opening to a dining room, living room with bi folding doors onto the rear garden and luxury fitted bathroom suite. The master bedroom has built in wardrobes and an en-suite shower room, a generous second bedroom and a large second lounge or bedroom three with the potential for a further en-suite. Outside there is a large driveway providing ample off road parking leading to the double garage with electric door and to the rear an established lawned garden with a wide variety of shrubs and trees perfect for any keen gardener. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With tiled flooring, exposed feature brick wall, two upvc double glazed windows to the side, built in storage cupboard, power points and pocket door leading to:

Dining Room - 12'3" x 9'3" (3.73m x 2.82m) With tiled flooring, feature back lit tiled wall, radiator, power points, archway to the living room and open to:

Kitchen - 17'3" x 11'4" (5.26m x 3.45m) With superb newly fitted units comprising, one and a half bowl sink with cupboard below, fantastic range of wall and base units with centre island with cupboards and induction hob with ceiling extractor above, built in oven and microwave, integrated fridge and freezer, integrated wine cooler, integrate dishwasher, tiled flooring, radiator, personal door to the garage, upvc double glazed window to the front and french doors to the rear.

Living Room - 16'5" x 11'1" (5m x 3.38m) With tiled flooring, bi folding doors onto the rear garden, radiator and power points.

Bedroom One - 15'4" x 13' (4.67m x 3.96m) With extensive fitted wardrobes, radiator, power points, upvc double glazed window to the side and door leading to:



En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, tiled flooring and frosted window.

Bedroom Two - 16' x 9'6" (4.88m x 2.9m) With upvc double glazed window to the side, radiator and power points.

Lounge/Bedroom Three - 20'2" x 11'9" (6.15m x 3.58m) Currently used as a lounge but could be easily changed into a bedroom with a potential en-suite. There is an attractive feature fireplace, upvc double glazed windows to the front and side, radiator and power points.

Family Bathroom - A truly stunning recently fitted suite comprising, freestanding bath, separate walk in shower cubicle, low level wc, wash hand basin set in units with cupboard below, part panelled walls, built in vanity cupboard, tiled flooring, heated towel rail, built in airing cupboard and frosted window.

Outside - To the front there is a large driveway providing ample off road parking with access to the DOUBLE GARAGE with electric up and over door, power and light. There is also a lawned front garden. The rear garden has a paved patio with ornamental pond leading to a generous lawned garden with a wide variety of shrubs and trees ideal for any keen gardener and perfect for outdoor entertaining.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

TBC