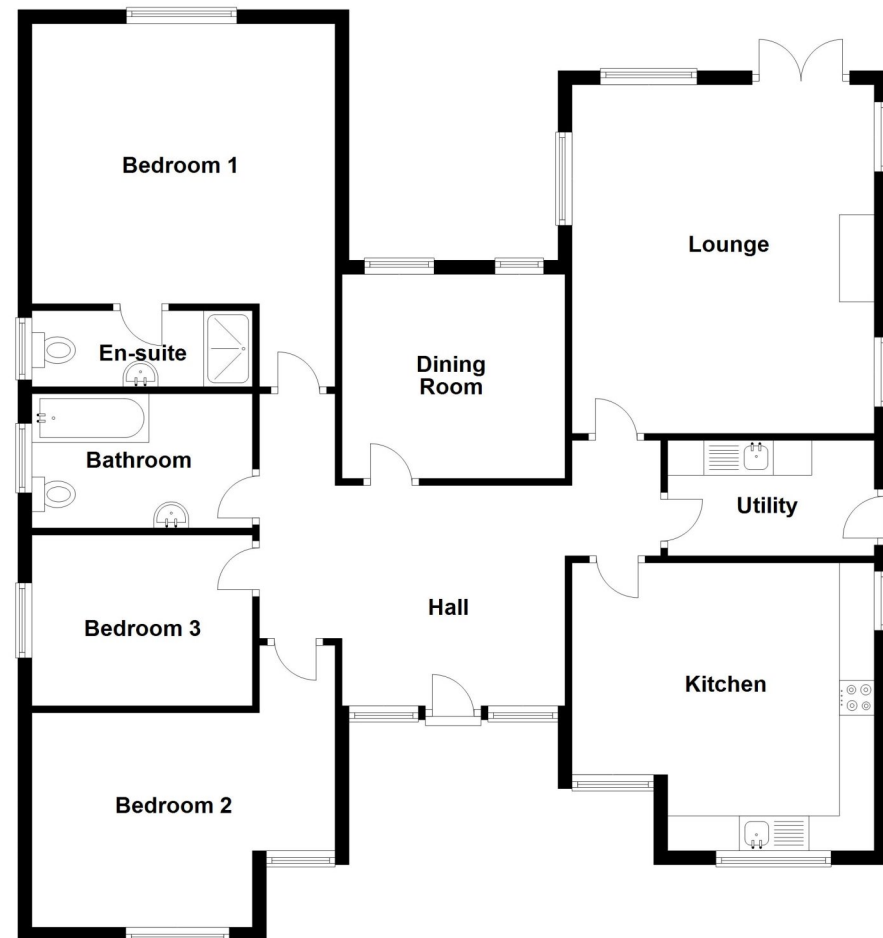


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



### 3a Main Street, Ashby De La Launde, Lincoln, Lincolnshire, LN4 3JG

£360,000 Freehold

We are delighted to offer for sale this extremely well presented STONE BUILT Three Bedroom Detached Bungalow which oozes curb appeal and an impressive sized plot. To the front of the property, there is a large gravelled driveway offering ample off street parking for up to Six vehicles, being enclosed by hedging to all aspects and accessed via a five bar gate, then leading to the Detached Garage. The rear garden is of particular note, being South facing, non overlooked, principally laid to lawn with a large paved patio area, edged borders well stocked with numerous established plants, trees and shrubs. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Three Well Proportioned Bedrooms, En-Suite to Master, Family Bathroom and an oversized Garage. This thoughtfully laid out Bungalow offers the living accommodation on the right hand side of the property with the Lounge situated at the back with French doors and windows overlooking the Garden which is southerly aspected. The Bedrooms & Bathrooms are on the left hand side of the property accessed via a light and airy Hallway, with a formal Dining Room in the centre.

STONE BUILT | THREE DOUBLE BEDROOMS | AMPLE PARKING | STUNNING SOUTH FACING ARDEN | LARGER THAN AVERAGE PLOT | DETACHED GARAGE | WELL PRESENTED THROUGHOUT | OOZES CHARACTER | IDYLIC LOCATION



**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 16'5" x 14'3" (5m x 4.34m)

**Dining Room** - 10'6" x 9'7" (3.2m x 2.92m)

**Kitchen** - 14'3" x 13'7" (4.34m x 4.14m)

**Utility Room** - 9'9" x 5'5" (2.97m x 1.65m)

**Bedroom One** - 14'3" x 13'2" (4.34m x 4.01m)

**En-Suite Shower Room**

**Bedroom Two** - 10'5" x 10'1" (3.18m x 3.07m)

**Bedroom Three** - 10'5" x 8'1" (3.18m x 2.46m)

**Family Bathroom**



**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

