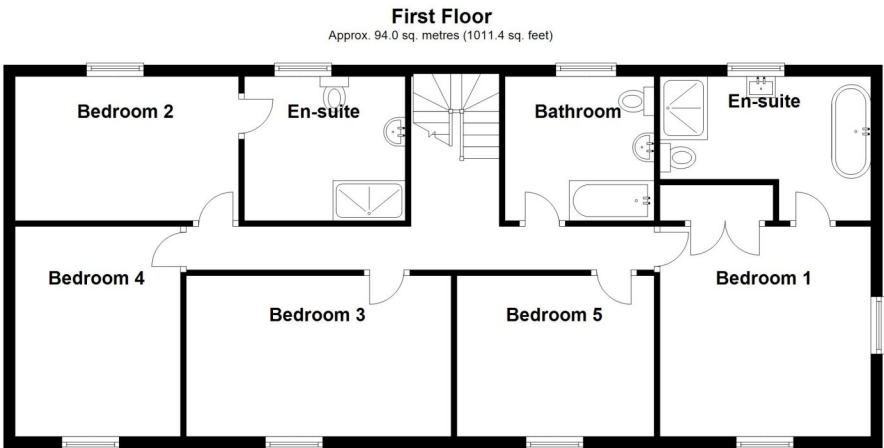
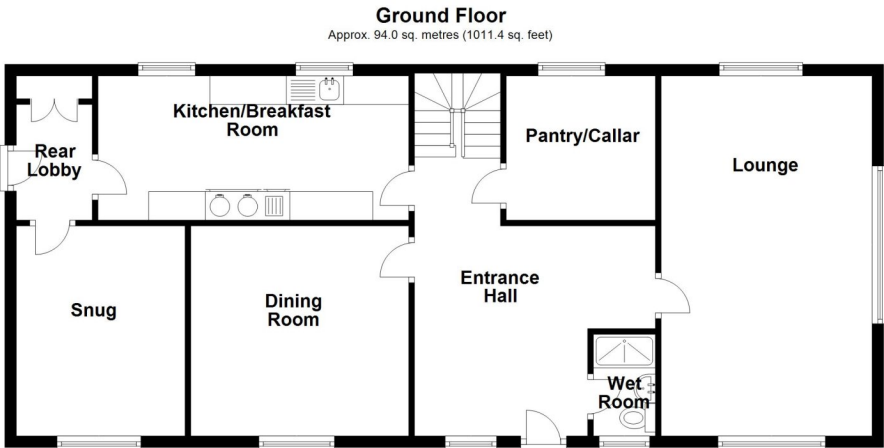


Ivy Cottage, Aveland Way, Aslackby, Sleaford

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		



Total area: approx. 187.9 sq. metres (2022.7 sq. feet)



Ivy Cottage, Aveland Way, Aslackby, NG34 0HG

£600,000 Freehold

This charming detached character cottage enjoys an idyllic setting within a tranquil and sought-after village, surrounded by beautiful countryside views to both the front and rear. Occupying a generous plot of almost three-quarters of an acre, the property is complemented by delightful cottage gardens, an established orchard, and a small paddock, offering scope for stabling, a shepherd’s hut or other uses. Extensive driveway areas and open garaging for 2–3 vehicles provide excellent parking facilities. The cottage has been sympathetically renovated and updated throughout, blending original character with modern convenience. Recent works include rewiring, newly fitted En-suites, and a stylish Murdoch Troon kitchen with oak worktops. Accommodation is both spacious and versatile, comprising two welcoming living rooms, each with open fireplaces, and a separate dining room with exposed beams. The ground floor further benefits from a new wet room, while the first floor provides five generous bedrooms, two with en-suite facilities, and a family bathroom. The flexible layout offers excellent potential for multi-generational living or the creation of an annexe if desired. Tucked away in a lovely, secluded position, yet within easy reach of local amenities, this individual home offers the perfect balance of village tranquillity and practical modern living. Viewing is highly recommended to appreciate the setting, charm and scope on offer.

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Five Bedroom Detached Cottage | approx 3/4 Acre plot | Two En Suites | UPVC Double Glazing | Double Open Garage | EPC Rating E



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See things differently.



ACCOMMODATION

Entrance Hall - Radiator, exposed original beams, stairs to first floor landing, tiled flooring, UPVC double glazed window to front aspect.

Wet Room - With newly fitted walk in shower, low level wc, wash hand basin set in unit with cupboard below, heated towel rail and tiled flooring.

Pantry/Cellar - 8'9" x 7'3" (2.67m x 2.2m) UPVC double glazed window to rear aspect, space and plumbing for washing machine.

Dining Room - 11'4" x 10'9" (3.45m x 3.28m) UPVC double glazed window to front aspect, radiator, exposed original beams.

Lounge - 20'9" x 12'11" (6.32m x 3.94m) UPVC double glazed window to front and rear aspect, patio doors to side, open stone fireplace, two double radiators, TV point.

Kitchen/Breakfast Room - 17'8" x 8'4" (5.38m x 2.54m) With bespoke Murdoch Troon handmade kitchen with double Belfast sink, excellent range of wall and base units complemented by oak worktops, range cooker with extractor above, space for fridge freezer, part panelled walls, radiator, upvc double glazed window to the rear and door leading to:

Rear Hallway - Coat cupboard, door to rear garden.



Snug - 12'3" x 10'4" (3.73m x 3.15m) Two UPVC double glazed windows to front aspect, open stone fireplace, radiator, TV point.

Stairs To First Floor Landing

Bedroom One - 13' x 12' (3.96m x 3.66m) UPVC double glazed window to front and side aspects, double radiator, fitted wardrobes and door leading to:

En Suite One - Luxury fitted suite comprising, freestanding bath with shower attachment, separate shower cubicle, low level wc, his and hers sink set in unit with cupboard below, part tiled walls, heated towel rail and frosted windows.

Bedroom Two - 13' x 8' (3.96m x 2.44m) UPVC double glazed window to side and rear aspects, radiator, TV point.

En Suite Two - Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, radiator, UPVC double glazed window to rear aspect.

Bedroom Three - 11'9" x 8'1" (3.58m x 2.46m) UPVC double glazed window to front aspect, radiator.

Bedroom Four - 11' x 8' (3.35m x 2.44m) UPVC double glazed window to front aspect, radiator.

Bedroom Five - 12'1" x 10'2" (3.68m x 3.1m) UPVC double glazed window to front aspect, radiator.

Bathroom - Fitted with a three piece suite comprising panelled bath, wash hand basin, low level WC, airing cupboard, UPVC double glazed window to rear aspect, extensive pine cladding.

Outside - A large gravelled driveway provides ample off-road parking and leads to an open double garage. The property occupies a generous plot of approximately three-quarters of an acre, enjoying stunning countryside views. The grounds are mainly laid to lawn with a variety of mature trees and shrubs, offering both privacy and character. There is also scope for additional features such as stabling or a shepherd's hut for guest accommodation, holiday letting, or home office use.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E