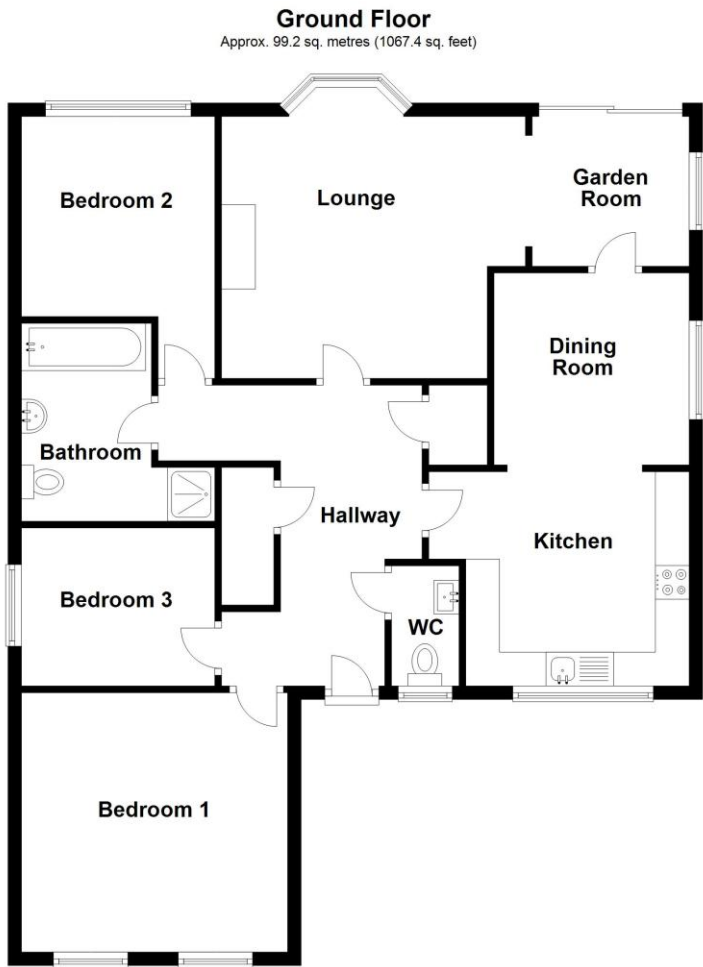


Formans Lane, Anwick, Sleaford

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		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)



9 Formans Lane, Anwick, Sleaford, Lincolnshire, NG34

£279,950 Freehold

This beautifully presented three-bedroom detached bungalow offers an exceptional opportunity to enjoy purchase a spacious bungalow in a peaceful residential setting. Tucked away in a quiet cul-de-sac, the property boasts a generous internal footprint of approximately 1000 sq ft, complemented by mature, landscaped gardens and ample off-road parking.

Modern Detached Bungalow | Non Estate Position | Beautifully Landscaped Garden | Modern Kitchen | Three Bedrooms | Four Piece Family Bathroom | Oil Fired Central Heating | Detached Garage | Enclosed South Facing Rear Garden | Viewing is Highly Recommended



The lounge is a warm and inviting room, featuring a charming fireplace with decorative surround, built-in cabinetry, and a bay window overlooking the garden. Adjacent to the lounge is a lovely garden room, currently arranged as a sitting area, which enjoys pleasant views of the garden and direct access via sliding doors—ideal for relaxing or entertaining in the summer.

The kitchen is well-appointed with a range units and ample worktop space and integrated appliances. A central island provides both workspace and storage. The kitchen leads into the formal dining room, which is perfect for family meals or hosting guests.

The bungalow offers three generously sized bedrooms. The master bedroom is particularly spacious, benefitting from two UPVC windows to the front and plenty of space for wardrobes and drawers. The second bedroom is a comfortable double, while the third bedroom provides flexibility for use as a single room or home office. The main bathroom is fitted with a modern suite including a bath, wash basin and WC, and there is an additional separate cloakroom with WC off the hallway for guests.

Externally, the home continues to impress. The front of the property features a lawn and an extensive block-paved driveway providing parking for multiple vehicles, leading to a detached single garage. To the rear, a beautifully maintained



garden with a combination of decking, paved patio and lawn. Thoughtfully planted borders, raised flower beds, and a timber summerhouse to enhance the outdoor space.

ACCOMMODATION

Entrance Hall

Cloakroom

Lounge - 14'9" x 12'11" (4.5m x 3.94m)

Kitchen - 11'4" x 13'3" (3.45m x 4.04m)

Dining Room - 10' x 9'1" (3.05m x 2.77m)

Garden Room - 7'7" x 7'3" (2.3m x 2.2m)

Bedroom One - 12'11" x 10'1" (3.94m x 3.07m)

Bedroom Two - 13' x 9'9" (3.96m x 2.97m)

Bedroom Three - 9'5" x 7'7" (2.87m x 2.3m)

