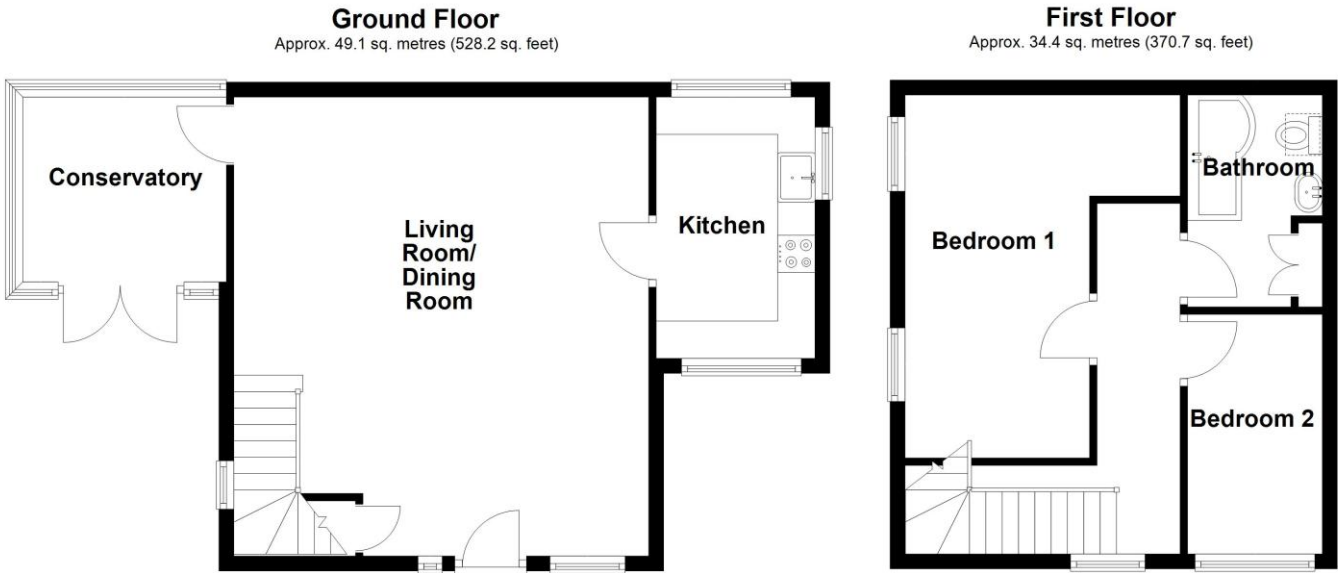


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Total area: approx. 83.5 sq. metres (898.9 sq. feet)



## 10 Church Lane, Screddington, Lincolnshire, NG34 0AG

£220,000 Freehold

This beautifully presented Two Bedroom semi-detached home, originally part of the village school, has been thoughtfully and extensively refurbished by the current owner to a high standard.

The property benefits from a stunning newly fitted Kitchen, beautiful original wooden flooring and a modern scheme of decoration. The current vendor also tells us that the property has had a new roof installed, as well as the Kitchen having recently been fully insulated to improve the efficiency of the home.

TWO DOUBLE BEDROOMS | STUNNING KITCHEN | CHARACTER HOME | OLD SCHOOL HOUSE CONVERTED | VILLAGE LOCATION | CHARMFUL VILLAGE SETTING | OFF STREET PARKING | OPEN PLAN LIVING AREA | STYLISH BATHROOM | MUST BE VIEWED





**ACCOMMODATION**

**Living Room/ Dining Room** - 20'2" x 18'3" (6.15m x 5.56m)

**Kitchen** - 11'6" x 7' (3.5m x 2.13m)

**Conservatory** - 8'11" x 8'2" (2.72m x 2.5m)

**Bedroom 1** - 16'10" x 12'1" (5.13m x 3.68m)

**Bedroom 2** - 10'6" x 5'11" (3.2m x 1.8m)

**Bathroom** - 9'4" x 5'11" (2.84m x 1.8m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**DESCRIPTION**

Boasting a generous 20ft x 18ft open-plan living area with a log burning stove and an adjoining conservatory, the accommodation offers a perfect blend of character and modern comfort.

To the first floor, there is a spacious 16ft x 12ft Master bedroom, a well-proportioned second double bedroom, and a modern fitted three piece suite shower room. Original features have been carefully preserved, complemented by the benefits of oil-fired central heating and UPVC double glazing.

Outside, the property features off-street parking for two vehicles via a private driveway, along with a pleasant, enclosed rear garden ideal for relaxing or entertaining.

An early viewing on this charming property is highly recommended to truly appreciate all that this exceptional home has to offer.

