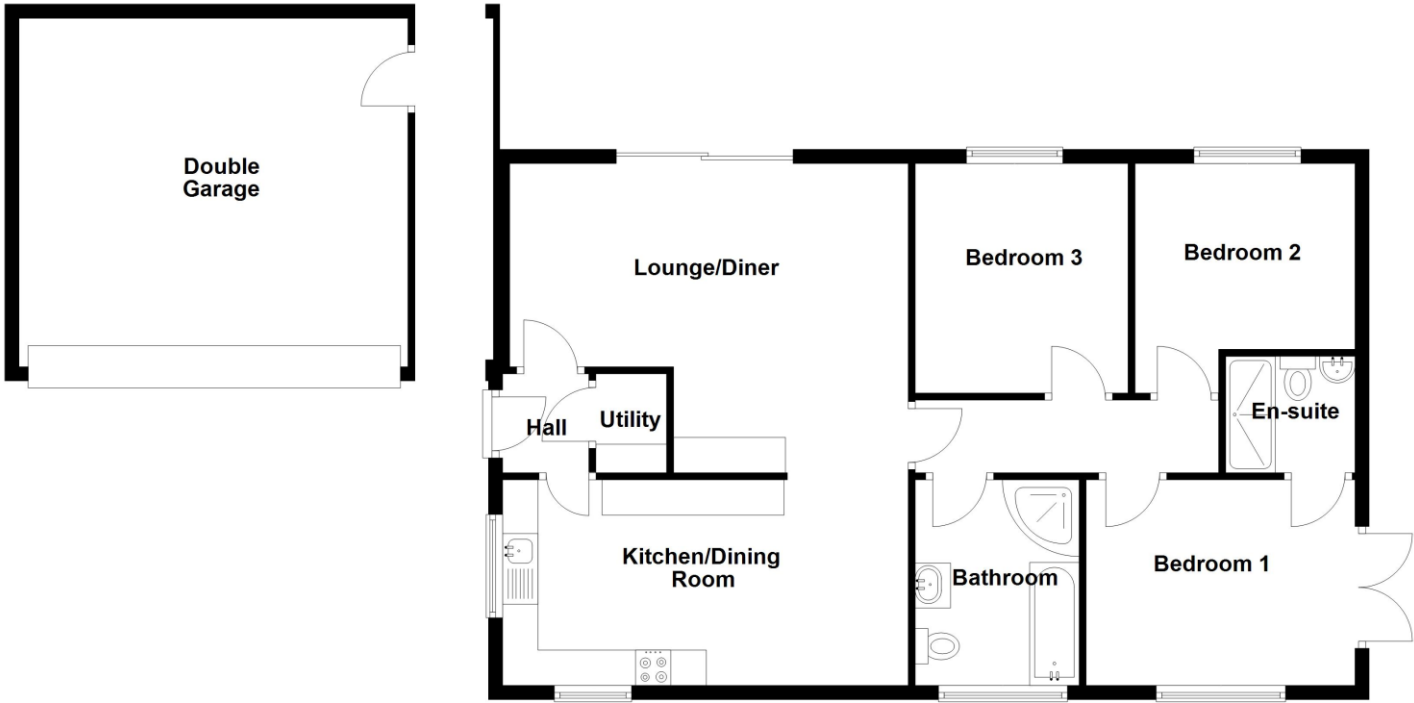




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 121.7 sq. metres (1309.6 sq. feet)



Total area: approx. 121.7 sq. metres (1309.6 sq. feet)



11 Southgate Spinneys, South Rauceby, Lincolnshire, NG34 8QF

£450,000 Freehold

Tucked away in the peaceful setting of Southgate Spinneys in South Rauceby, this stylishly refurbished detached bungalow offers spacious accommodation throughout. Set on a generous plot with mature trees providing privacy, the property features a large gravelled and concrete driveway and a double garage.

No Chain | Peaceful Setting | Sought After Village | Stylishly Refurbished Detached Bungalow | Spacious Plot With Privacy | Large Driveway And Double Garage | Stunning Kitchen | Lounge With Log Burner | Three Double Bedrooms | Master With En-Suite | Private Garden With Patio Area



ACCOMMODATION

Entrance Hall

Cloakroom

Lounge - 18'10" x 12' (5.74m x 3.66m)

Kitchen/Dining Room - 18'10" x 8'3" (5.74m x 2.51m)

Bedroom One - 12'7" x 10'4" (3.84m x 3.15m)

En-Suite

Bedroom Two - 10'4" x 9' (3.15m x 2.74m)

Bedroom Three - 10' x 9'11" (3.05m x 3.02m)

Family Bathroom

Double Garage - 18' x 16'8" (5.49m x 5.08m)

DESCRIPTION

Inside, the home has been completely updated with fresh, contemporary finishes throughout. The entrance hall leads to a generous kitchen/dining room fitted with elegant sage green cupboards, with a complementary white work surface above, and integrated appliances. This lovely room benefits from excellent natural light thanks to large windows and sliding patio doors in the Lounge, which open out to the private rear garden.

The lounge/diner is a standout feature, stretching across the rear of the home with a charming log burner, warm wood-effect flooring, and expansive glazing that frames views of the garden. It's a light, inviting space ideal for both family living and quiet evenings.

There are three well-proportioned bedrooms, including a spacious master bedroom with direct access to the garden via french doors, as well as a modern fitted en-suite, with a double shower cubicle, vanity unit, and WC. There is a stunning family bathroom, with panelled bath and a separate corner shower, W/C and vanity unit housing hand wash basin.

The garden is a real highlight of this home being extremely private and well-established. There's a paved patio just outside the house, and a pathway that lead you through to the side and rear.



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

