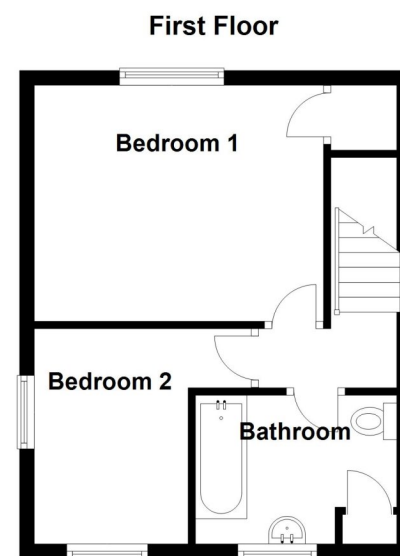
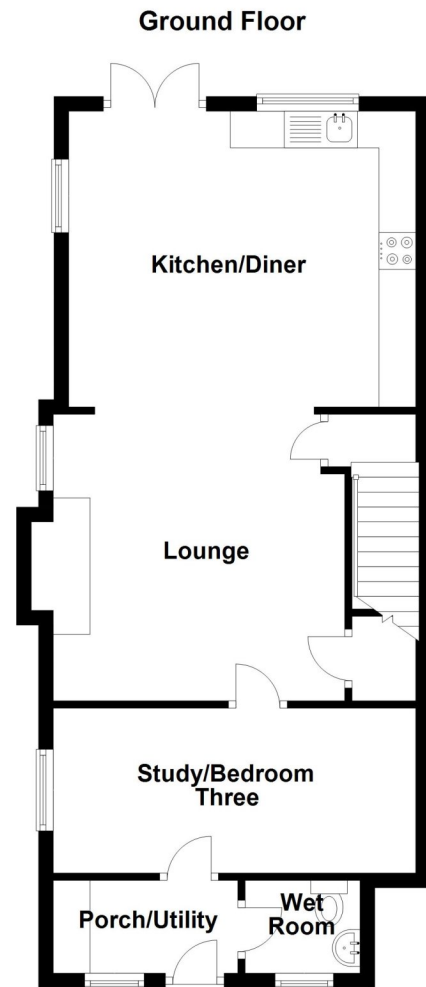


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Little Orchard, Aveland Way, Aslackby, Sleaford, NG34 0HG

£250,000 Freehold

Little Orchard is a charming two bedroom cottage positioned on a wonderful large established plot that really must be viewed to be fully appreciated. The property has been completely renovated by the current vendors and benefits from, lounge with woodburning stove, open plan kitchen/dining room, study/bedroom three, utility/entrance porch and downstairs wet room. On the first floor there are two bedrooms and a family bathroom. The property also benefits from oak doors, upvc double glazed windows and electric heating. Outside there is a gravelled driveway providing off road parking and to the rear the fantastic established garden extending to well over 100ft in length with a wide variety of shrubs and trees, including an orchard. Please call 01778 392807 for more information.

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See things differently.



First Floor Landing - With door to.

Bedroom One - 13'3" x 9'2" (4.04m x 2.8m) With upvc double glazed window to the rear, wall mounted electric heater, over stairs storage cupboard and power points.

Bedroom Two - 10'8" (3.25) x 9'9" (2.97) (narrowing to 7'8" (2.34)) With upvc double glazed window to the front and side, wall mounted electric heater and power points.

Bathroom - Panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, built in cupboard housing hot water tank, electric heated towel rail and upvc double glazed window.

Outside - To the front there is a gravelled driveway providing off road parking and side access.

The rear garden is a truly wonderful established lawned garden being well stocked with shrubs and trees making this a must buy for any keen Gardner.

ACCOMMODATION

Porch/Utility Room - 8'3" x 4'5" (2.51m x 1.35m) With upvc double glazed window to the front, wall mounted electric heater, space and plumbing for washing machine, oak door to.

Wet Room - With tiled walls and flooring, wall mounted shower, low level wc, wash hand basin, underfloor heating and upvc double glazed window.

Study/Bedroom Three - 16'1" x 7'4" (4.9m x 2.24m) With upvc double glazed window to the side, wall mounted electric heater, power points and oak door leading to.

Lounge - 13'4" x 12'10" (4.06m x 3.9m) With attractive feature fireplace with woodburning stove, under stairs storage cupboard, upvc double glazed window to the side, oak door giving access to stairs to the first floor and open to.

Kitchen/Dining Room - 15'11" x 13'2" (4.85m x 4.01m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated dishwasher, integrated fridge freezer, part tiled walls, upvc double glazed french doors to the rear and further window to the side.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A