

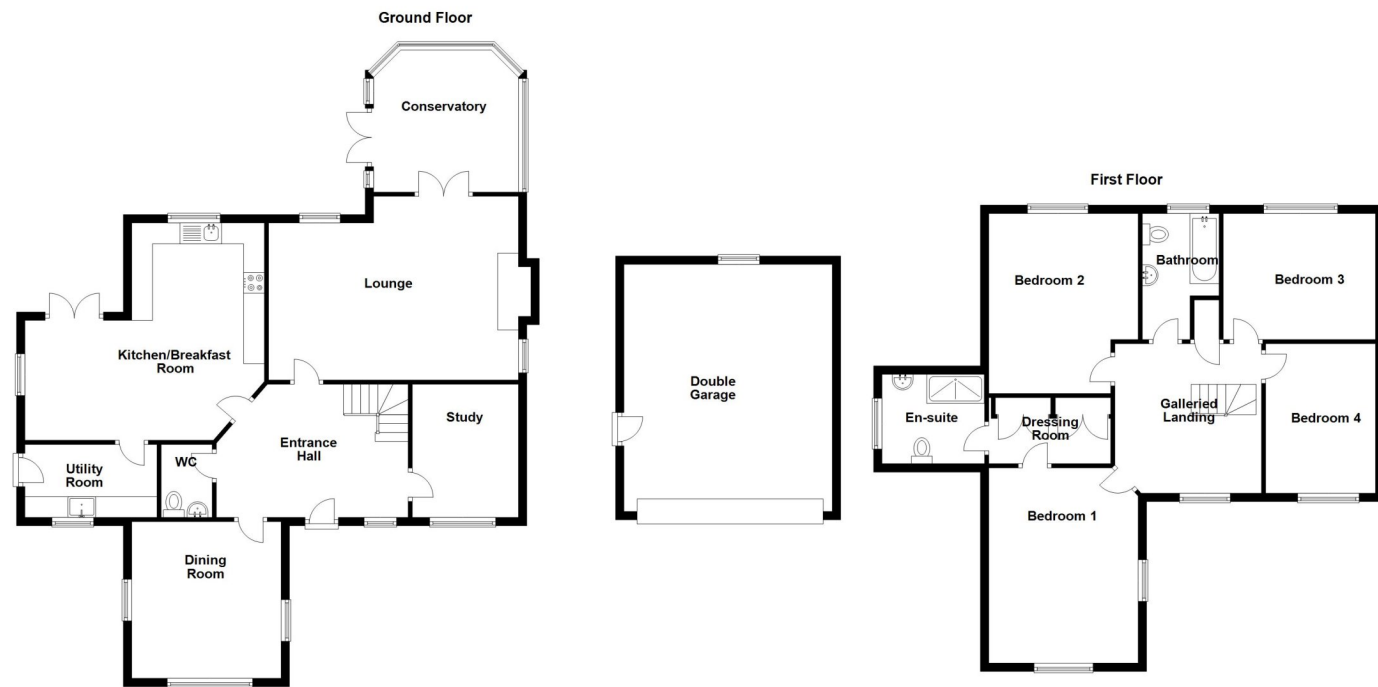
**Alnmouth House, Aveland Way,
Aslackby, Sleaford**

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, walls and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	



Alnmouth House, Aveland Way, Aslackby, Lincolnshire, NG34 0HG

O.I.E.O £600,000 Freehold

Winkworth are delighted to offer for sale this stunning four bedroom detached family home located on a select development with views across open fields. The property offers fantastic family accommodation benefiting from, lounge, dining room and study, quality conservatory onto the garden, superb modern fitted kitchen/breakfast room with Corian worktops and utility room off. On the first floor there is an impressive galleried landing leading to the master bedroom with dressing room and en-suite, three further bedrooms and family bathroom. Outside there is a generous gravelled driveway providing ample off road parking leading to a detached double garage and the rear garden is an established plot with steps leading to a mature lawn garden with views across open fields. Please call 01778 392807 for more information.

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See things differently.



Kitchen/Breakfast Room - 18'2" x 15'8" (5.54m x 4.78m) With stunning modern fitted units comprising, inset sink with cupboard below, fantastic range of wall and base units with Corian worktops incorporating breakfast bar and upstands, built in double oven, induction hob with extractor above, integrated fridge, integrated dishwasher, part exposed brick wall, tiled flooring, double glazed windows to the rear and side, french doors to the rear and door to.

Utility Room - 11'5" x 6'5" (3.48m x 1.96m) With fitted units comprising, single drainer sink, fitted worktop, space and plumbing for washing machine and tumble dryer, integrated freezer, tiled flooring and double glazed window to the front and door to the side.

Galleried Landing - With double glazed window to the front, built in airing cupboard, access to the loft and door to.



Master Bedroom - 15'6" x 12'5" (4.72m x 3.78m) With double glazed windows to the front and side, radiator, power points and door leading to.

Dressing Room - With extensive range of fitted wardrobes and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

Bedroom Two - 12'11" x 10'1" (3.94m x 3.07m) With double glazed window to the rear, radiator and power points.

Bedroom Three - 11'6" x 10'6" (3.5m x 3.2m) With double glazed window to the rear, radiator and power points.

Bedroom Four - 14'10" x 8'6" (4.52m x 2.6m) With double glazed window to the front, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - To the front there is a large gravelled driveway providing ample off road parking which leads to a DETACHED DOUBLE GARAGE (19'0" X 16'9" 5.7m x 5.1m) with electric up and over door, power and light and personal door to the side. The rear garden has a paved patio with steps leading to an established lawned garden with attractive flower and shrub borders and enjoys views over open fields. There is also an oil boiler supplying the hot water and central heating.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

ACCOMMODATION

Downstairs Cloakroom - With oak flooring, low level wc, wash hand basin, radiator and part panelled walls.

Entrance Hall - With oak flooring, turning stair case leading to the first floor, radiator, double glazed window to the front and door to.

Lounge - 19'9" x 14'5" (6.02m x 4.4m) With attractive inglenook fireplace with woodburning stove, oak flooring, radiator, power points, double glazed window to the rear and french doors to.

Conservatory - 13'5" x 11'9" (4.1m x 3.58m) Being half brick with double glazed windows and french doors onto the rear garden, tiled flooring and electric heater.

Dining Room - 12'5" x 11'9" (3.78m x 3.58m) With double glazed windows to the front and sides, oak flooring, radiator and power points.

Study - 10'6" x 8'4" (3.2m x 2.54m) With double glazed window to the front, radiator, oak flooring and power points.

