
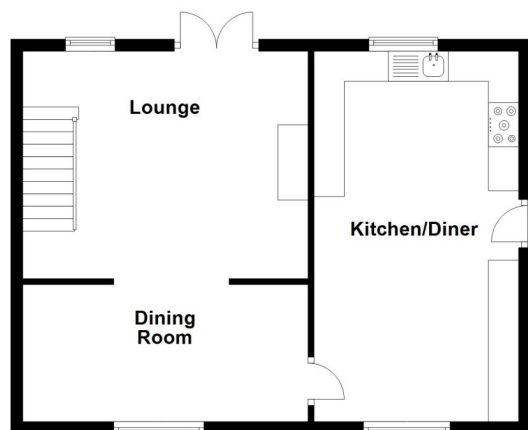
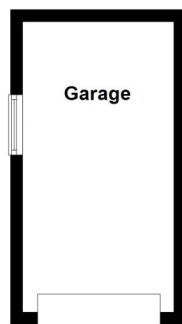


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

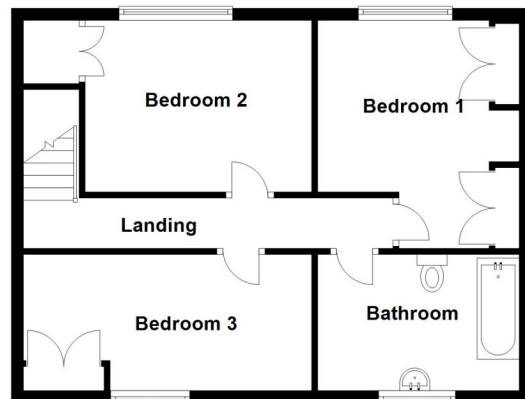
Ground Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 113.4 sq. metres (1220.6 sq. feet)



Rose Cottage, Aveland Way, Aslackby, Sleaford, Lincolnshire, NG34

£225,000 Freehold

Winkworth are delighted to offer for sale this charming three bedroom character cottage offered for sale with NO CHAIN. The property is located on a none estate position in the popular village of Aslackby benefiting from, 20ft kitchen/dining room, lounge with woodburning stove open to a dining room, three first floor bedrooms and a family bathroom. The property offers a wealth of character and charm with beamed ceilings, original wooden doors, feature fireplace and the benefit of upvc double glazed windows and doors. Outside there is a gravelled driveway to the side leading to a detached single garage and to the rear a fully enclosed established south facing garden. Please call 01778 392807 for more information.

Three Bedroom Character Cottage | No Ongoing Chain | Popular Village Location | Wealth Of Character | Detached Single Garage With Driveway | Council Tax Band C

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See things differently.



Bedroom Two - 11'11" x 8'9" (3.63m x 2.67m) With upvc double glazed window to the rear, radiator, power points and over stairs storage cupboard.

Bedroom Three - 11' x 7'8" (3.35m x 2.34m) With upvc double glazed window to the front, radiator, power points and built in cupboard.

Family Bathroom - Panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator, tiled flooring and frosted window.

Outside - To the front there is a walled front garden with gravelled driveway to the side providing ample off road parking leading to a DETACHED SINGLE GARAGE with up and over door. The rear garden is south facing with a paved patio leading to an established lawned garden which is fully enclosed.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Kitchen/Dining Room - 20'1" x 11'2" (6.12m x 3.4m) With fitted units comprising, ceramic double Belfast sink with cupboard below, excellent range of wall and base units, gas range cooker, space for fridge and freezer, space and plumbing for washing machine, space for tumble dryer, beamed ceiling, gas boiler supplying hot water and central heating, upvc double glazed windows to the front and rear and door leading to.

Dining Room - 15'7" x 7'3" (4.75m x 2.2m) With upvc double glazed window to the front, radiator, power points, original feature bread oven and archway to.

Lounge - 15'5" x 12'1" (4.7m x 3.68m) With brick fireplace with woodburning stove, beamed ceiling, radiator, power points, stairs leading to the first floor and upvc double glazed window and french doors to the rear garden.

First Floor Landing - With access to the loft and door to.

Bedroom One - 11'11" x 11' (3.63m x 3.35m) With two built in wardrobes, beamed ceiling, radiator, power points and upvc double glazed window to the rear.

