

***ANWICK DRIVE,
ANWICK, NG34 9TU***



£300,000

A spacious and well maintained Four Bedroom Detached Bungalow, having Ample Parking, Double Garage and offered to the market with No Forward Chain. The well appointed property benefits from Oil Central Heating and Double Glazing, and has accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. There is an electric charging point in the garage and the rear garden is particularly private and fully enclosed. To fully appreciate the spacious accommodation available, together with its peaceful setting, viewing is recommended.

Location:

Anwick is a small rural community with Post Office and general store, village hall, garden centre and is convenient for Sleaford, Ruskington, Lincoln, Boston & Skegness.

Directions:

Travelling from Sleaford on the A153, at the Speedway Corner roundabout, take the second exit signed Skegness and proceed into the village of Anwick. Take the first turning on the left into Anwick Drive and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, ceiling downlighters, coved ceiling, loft access, smoke alarm and two radiators.

Cloakroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps and tiled splashbacks, coved ceiling, extractor fan and radiator.

Lounge: 4.50m (14'9") x 3.89m (12'9")

Having feature electric fire with surround, bay window, coved ceiling, two wall light points, dado rail and an arch providing access to the:

Dining Room: 2.97m (9'9") x 2.49m (8'2")

Having coved ceiling, French doors to the rear garden and radiator.

Breakfast Kitchen: 4.78m (15'8") x 2.97m (9'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated electric oven and grill, four ring electric hob with matching unit cooker hood over, tiled splashbacks, tiled floor, coved ceiling, ceiling downlighters and radiator.

Utility Room: 2.24m (7'4") x 1.80m (5'11")

Having wall and base units to match kitchen, worktop, floor mounted central heating boiler, single drainer inset sink with mixer tap, tiled splashbacks, space and plumbing for washing machine, rear entrance door, coved ceiling, tiled floor and radiator.

Bedroom 1: 4.72m (15'6") x 3.99m (13'1")

Having coved ceiling and radiator.

En-Suite:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps. corner shower cubicle with mains fed unit, coved ceiling, ceiling downlighters, extractor fan and radiator.

Bedroom 2: 4.50m (14'9") x 3.07m (10'1") max

Having coved ceiling and radiator.

Bedroom 3: 3.10m (10'2") x 2.82m (9'3")

Having coved ceiling and radiator.

Bedroom 4: 2.90m (9'6") x 2.84m (9'4")

Having coved ceiling and radiator.

**Lounge****Dining Room****Breakfast Kitchen****Further Aspect****Utility Room**

Bathroom:

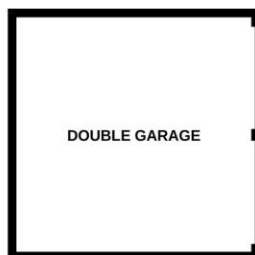
Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and mains fed shower attachment, extractor fan, coved ceiling, ceiling downlighters and radiator.

Outside:

A resin driveway with block paved edging provides Ample Parking and approaches the **Detached Double Garage 5.08m (16'8") x 4.88m (16'0")** having dual manual up and over doors, power and lighting and electric car charging point. The remainder of the front garden is laid predominantly to gravel for ease of maintenance, with a number of low maintenance borders with hedging. A timber gate provides access to the **Rear Garden** with a resin patio area leading from the front, with brick edging, and is laid mostly to lawn with well stocked borers, greenhouse, oil tank, and an outside light and cold water tap are fitted

Council Tax Band D.

GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden



Further Garden Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

Fixtures & Fittings: *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

Money Laundering Regulations 2003: *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 17/09/2024

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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