

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



New Price £244,950

Located in a private tucked away position on its own private drive, a Three Bedroom Detached Bungalow located in this village setting and with good sized surrounding gardens. The bungalow is situated in a popular residential development of similar bungalows and has accommodation comprising Large Entrance Hall, Lounge, 17'2 Dining Kitchen, Three Bedrooms, En-Suite to the master bedroom, Family Bathroom and Integral Garage. The bungalow benefits from Oil Central Heating and Double Glazing and is located within much larger than average gardens for this type of property. Early viewing is highly 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, upon reaching the village of Anwick turn right into Anwick Drive and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having radiator, dado rail, airing cupboard and loft access.

Lounge: 4.62m (15'2") x 3.35m (11'0")

Having electric fire with surround, three wall light points and radiator.

Dining Kitchen: 5.23m (17'2") x 3.45m (11'4")

Having built-in cupboard, wall and base units with worktop over, tiled splashbacks, inset sink with monobloc tap, electric hob, cooker hood, built-in oven, built-in fridge, double glazed rear entrance door and radiator.

Bedroom 1: 3.45m (11'4") narrowing to 2.44m (8'0") x 2.62m (8'7")

Having radiator and built-in wardrobe with mirror sliding doors.

En-Suite:

Having low level w.c, pedestal hand washbasin, separate corner shower with mains fed unit, radiator, tiled floor, extractor fan and tiled splashbacks.

Bedroom 2: 3.56m (11'8") x 2.77m (9'1") narrowing to 2.03m (6'8")

Having radiator, built-in wardrobe with mirror sliding doors and dado rail.

Bedroom 3: 3.48m (11'5") x 2.34m (7'8")

Having radiator and dado rail.

Bathroom:

Being half tiled and having Victorian style mixer tap and shower attachment, pedestal hand washbasin, low level w.c, radiator, tiled floor and extractor fan.

Outside:

The property is approached via a block paved drive to the **Ample Parking Areas** to the front of the bungalow. The drive also approaches the **Integral Garage 4.65m (15'3") x 2.57m (8'5")** having up and over door, light and power points and housing the boiler. The front garden is gravelled for ease of maintenance and the property has good width gardens to both sides. A gate provides access to the **Rear Garden** having low maintenance gravelled areas, borders, lawn, patio area and a cold water tap is fitted.

Council Tax Band C.



Hall



Lounge



Dining Kitchen



Further Aspect



Bedroom 1

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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.
Made with Metropix 51020.



En-Suite



Bedroom 2



Bathroom



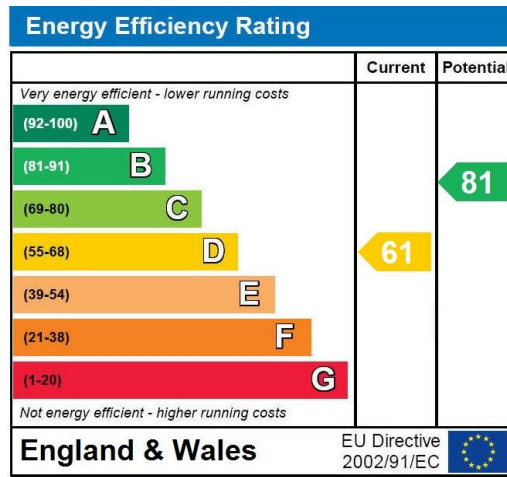
Rear Garden



Further Garden Aspect



Side Garden



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 24/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**