

***FIELD VIEW,
ASHBY DE LA LAUNDE, LN4 3JD***



£400,000

Enjoying views over open farmland to the side and rear and located within grounds of approximately 0.19 acres, an individual and good sized Three/Four Bedroom Detached House providing more than Ample Parking and a Detached Double Garage. The property benefits from Oil Central Heating and Double Glazing and has versatile accommodation including Porch, Hall, Kitchen with Dining Area Off, Lounge, Further Reception Room/Bedroom Four, Study, Family Room/Office, Utility Room and Three Double Bedrooms to the first floor with Bathroom, Shower Room and Separate W.C. There is a formal garden area with patios enjoying the views and this property would be ideal for the large family or for someone working from home due to the number of rooms available. Early viewing is highly recommended.

Location:

Ashby de la Launde is a rural village approximately 7 miles from Sleaford and is convenient for the RAF bases at Cranwell, Digby and Waddington and the City of Lincoln.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, after passing the villages of Leasingham, Ruskington and Dorrington, turn right towards Digby. Follow the road towards the RAF base and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door with side screens provides access to the Hall having radiator.

Study: 3.86m (12'8") x 2.57m (8'5")

Having radiator.

Family Room/Office: 3.84m (12'7") x 2.54m (8'4")

Having radiator.

Lounge: 4.88m (16'0") x 2.87m (9'5") narrowing to 2.79m (9'2")

Having bay window, Calor gas fire with surround and double radiator.

Inner Hall:

Having door to Porch and further double glazed door to the:

Reception Room/Bedroom 4: 3.73m (12'3") x 3.15m (10'4")

Having radiator and coved ceiling.

Dining Kitchen: 6.12m (20'1") x 2.95m (9'8") max

Having wall and base units with worktop over, French doors to the rear garden, double radiator, Belfast sink with monobloc tap, space for Range cooker, two storage baskets, tiled floor and tiled splashbacks.

Utility Room:

Having worktop, inset single drainer sink, plumbing for washing machine and tiled splashbacks.

Cloakroom:

Having low level w.c. and tiled floor.

Stairs from the inner hall provide access to the **First Floor Landing** having windows enjoying views, radiator, built-in storage cupboard and airing cupboard.

Bedroom 1: 5.05m (16'7") x 3.05m (10'0")

Having two windows and two radiators.

Bedroom 2: 4.88m (16'0") x 2.82m (9'3")

Having radiator, built-in double wardrobe and inset fireplace.

Bedroom 3: 3.81m (12'6") x 2.51m (8'3") extending to 2.87m (9'5")

Having radiator, built-in wardrobe, cast fireplace and loft access.



Study



Family Room/Office



Lounge



Reception Room/Bed 4



Dining Kitchen

Bathroom:

Having bath, pedestal hand washbasin, radiator and tiled splashbacks,

Shower Room:

Having shower cubicle with mains fed shower, vanity hand washbasin with mixer tap, radiator, tiled splashbacks and extractor fan.

Separate W.C

Being half panelled and low level w.c.

Outside:

*The garden to the front of the property is extensively gravelled to provide **Parking** for a number of vehicles. As well as approaching the house and garden, the drive also approaches the **Double Garage 5.64m (18'6") x 5.28m (17'4")** having one electric roller door and one manually operated roller door, loft storage and light and power points. There is a lawn area to the side of the property with a large patio to enjoy the views and the patio extends to the rear of the property to approach the integral store housing the boiler. There are low maintenance gravelled areas with raised borders and the remainder of the rear garden is laid to lawn.*



Dining Area



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Shower Room



Rear Garden



Further Garden Aspect



View

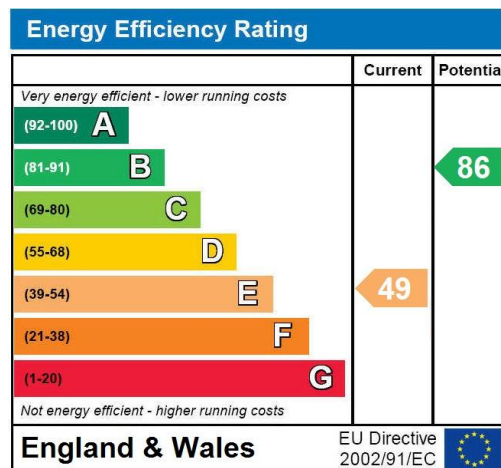
GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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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 01/07/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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