

***WALNUT COTTAGE
EVEDON NG34 9PA***



£625,000

A rare opportunity to purchase an Individual and Extended Four Bedroom Detached House located within this highly sought after residential hamlet with many other high quality houses. The property has been extended to now provide a Dining Kitchen and Annexe accommodation which could have a number of uses with a wet room shower room. Set on an elevated position, the property enjoys views to the rear over countryside and has the added advantage of Off Road Parking for a number of vehicles. The full accommodation comprises Entrance Hall, Lounge, 26'6 x 17'6 Dining Kitchen, Cloakroom, Utility Room, Garage and an 18'6 Annexe. To the first floor there are Four Good Sized Bedrooms with En-Suite to the master bedroom and a large Family Bathroom with separate shower. The rear garden is fully enclosed and particularly private, and further benefits include Oil Central Heating (being under floor to the ground floor), and Double Glazing. To fully appreciate the versatile accommodation and the many potential uses for the annexe, or just to use the property as a large residence, early viewing is highly recommended.

Directions:

Travelling from Sleaford on the A153 towards Ruskington, after leaving the town turn right turning to Evedon. Upon entering the village, bear to the right and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door with side screen provides access to the Hall having under stairs storage area.

Cloakroom:

Having corner hand washbasin with mixer tap and cupboard below and low level w.c.

**Lounge: 5.31m (17'5") x 4.09m (13'5")**

With further bay window and having brick fireplace with wooden mantle and wood burning stove.

**Dining Kitchen: 8.08m (26'6") x 5.33m (17'6") max**

Having wall and base units with Quartz worktop over, under counter sink with monobloc tap, large roof light, cooker hood, space for Range, dishwasher, island unit with wooden worktop and dining and recreation area.

**Utility Room: 3.17m (10'5") x 1.52m (5'0")**

Having stable style door, entrance hall, wall and base units, worktop, Belfast sink with monobloc tap, plumbing for washing machine and door to garage.

A door from the kitchen provides access to the:

Annexe: 5.64m (18'6") x 3.10m (10'2")

Having a living kitchen area with wall and base units with worktop over, French doors to the rear garden, further double glazed entrance door, two velux roof lights, inset sink with monobloc tap and plumbing for washing machine.



Wet Room Shower Room:

Having pedestal hand washbasin with mixer tap, low level w.c, electric shower unit, built-in cupboard, tiled floor and tiled splashbacks.



*Stairs from the hall provide access to the **First Floor Landing** having Velux roof light, radiator and walk-in airing cupboard.*

Bedroom 1: 4.42m (14'6") x 4.11m (13'6")

Having radiator and two double built-in wardrobes.



En-Suite:

Having wet room style shower with wall mounted controls, vanity hand washbasin with mixer tap and cupboard below, low level w.c. shaver point, tiled floor, tiled splashbacks, under floor heating and towel radiator.



Bedroom 2: 4.14m (13'7") x 3.12m (10'3") max
Having radiator and double and single wardrobes.



Bedroom 3: 3.17m (10'5") x 3.17m (10'5")
Having radiator.



Bedroom 4: 3.17m (10'5") x 3.17m (10'5") max
Being 'L' shaped and having radiator.



Bathroom: 2.92m (9'7") x 2.79m (9'2")

Having bath with side tap and shower attachment, vanity hand washbasin with mixer tap and built-in cupboard, low level wc, separate enclosed shower cubicle with mains fed unit, chrome towel radiator, tiled splashbacks and tiled floor.



Outside:

A gate provides access to the extensive gravelled drive providing **Parking** for a number of vehicles and approaches the **Integral Garage 5.38m (17'8") x 3.23m (10'7")** having electric door, light and power points and door to the utility room. The remainder of the front garden is laid to lawn and to the front of the garden is a decking area with pond and pergola. The **Rear Garden** has an extensive patio area adjacent to the property

and this in turn leads to the lawn area with borders. Forming the rear boundary is a gate providing access to the productive vegetable area, and a cold water tap is fitted.

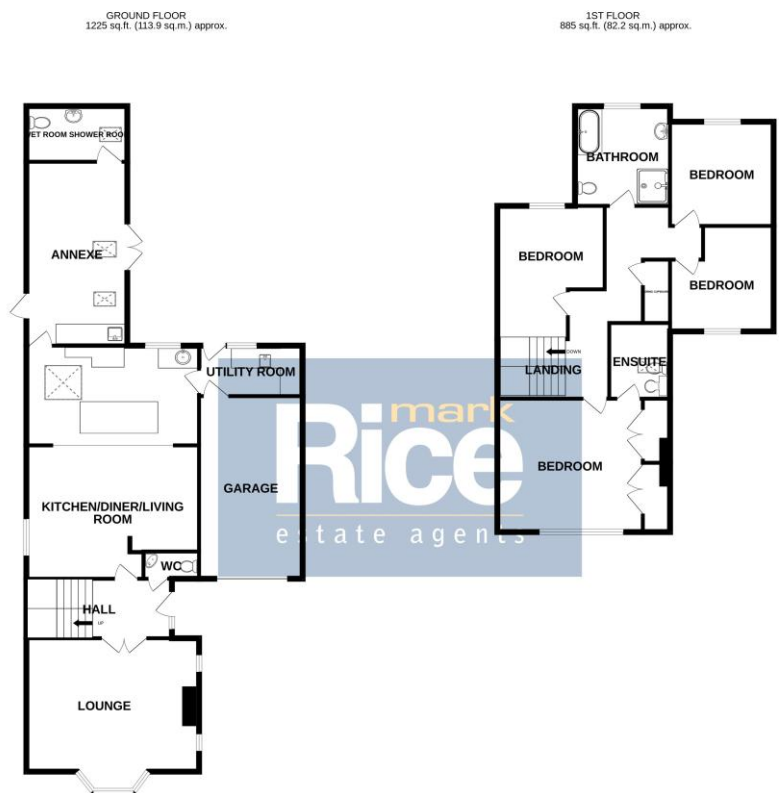


Rear Garden



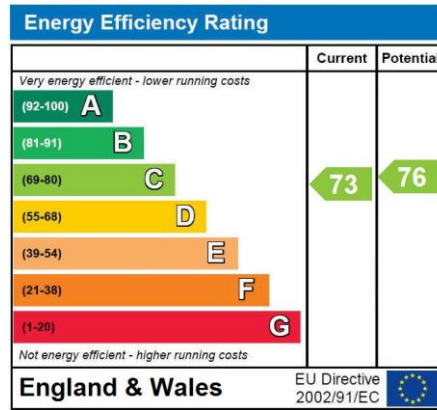
View To Rear

Agents' Note:
The property is on a septic tank.



TOTAL FLOOR AREA: 2110 sq.ft. (196.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 condition or efficiency can be given.
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Agents 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 11/09/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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