

***GORSE LANE,
SILK WILLOUGHBY, NG34 8PF***



£275,000

An individually designed and spacious Three Bedroom Detached Bungalow located on a much larger than average plot with a private South West Facing Garden and offered to the market with No Forward Chain. The property was built in 1978 and is set in a quiet road in this picturesque village, only a couple of miles out of Sleaford, and offers easy access to the A15. The property further benefits from Oil Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge, Breakfast Kitchen, Conservatory, Three Bedrooms and Bathroom. Outside, a drive provides Ample Parking and approaches the Integral Garage, and to fully appreciate the accommodation on offer together with its tranquil setting, viewing of this property is strongly recommended.

Directions:

From our office, head South and turn right into Westgate and follow the road as it bears to the left into Castle Causeway. Continue over the level crossing into King Edward Street and at the 'T' junction turn right and immediately left into St Edmunds Road. Continue to the end of the road and at the 'T' junction turn right into London Road. Proceed out of Sleaford and enter the village of Silk Willoughby and take the second turning on the left into Gorse Lane. Follow the road as it bears to the right and the property is located on the right hand side as indicated by our 'For Sale' board.



Lounge

A double glazed entrance door provides access to the **Entrance Hall** having store cupboard, ceiling downlighters, smoke alarm and radiator.

Lounge: 4.52m (14'10") x 3.25m (10'8")

Having wall light point, coved ceiling and radiator.



Further Aspect

Kitchen: 3.89m (12'9") x 3.28m (10'9")

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated eye level electric oven with grill, inset four ring electric hob with stainless steel cooker hood over, integrated fridge, tiled splashbacks, breakfast bar, floor mounted oil central heating boiler, tiled floor, airing cupboard and radiator.



Kitchen

Conservatory: 5.59m (18'4") x 2.36m (7'9")

Having space and plumbing for washing machine, tiled floor and door to:

Utility Room: 1.55m (5'1") x 1.35m (4'5")

Having vent for tumble dryer.



Further Aspect

Bedroom 1: 3.58m (11'9") x 3.15m (10'4")

Having radiator.

Bedroom 2: 3.28m (10'9") x 2.31m (7'7")

Having radiator.

Bedroom 3: 3.28m (10'9") x 2.31m (7'7")

Having coved ceiling and radiator.

Bathroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, ceiling downlighters, extractor fan and radiator.



Conservatory

Outside:

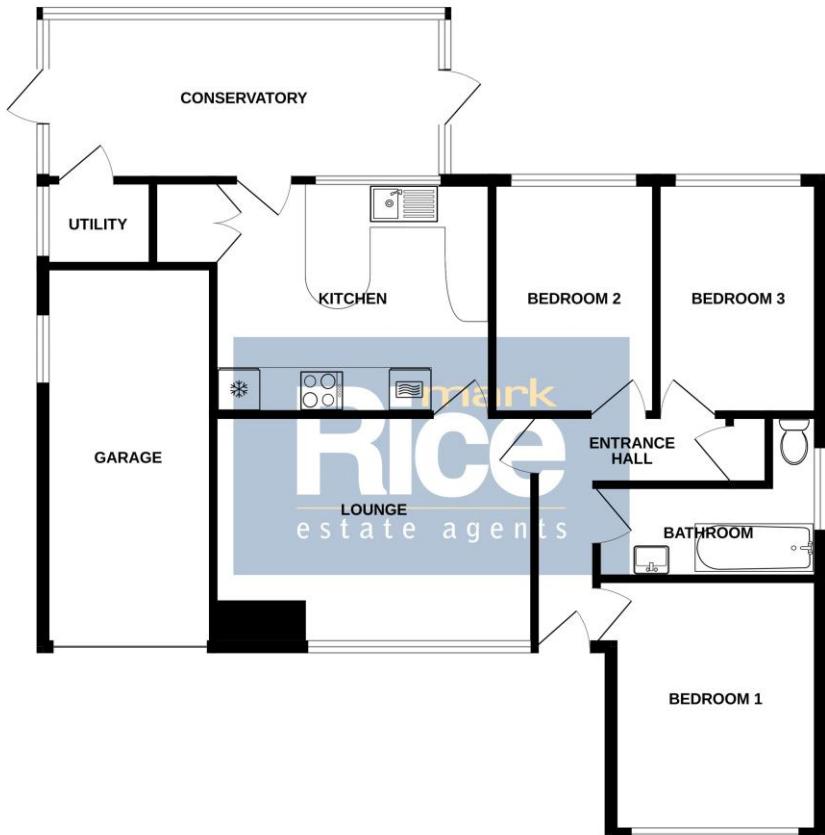
A large tandem drive provides **Off Road Parking** for a number of vehicles and approaches the **Single Integral Garage 5.33m (17'6") x 2.39m (7'10")** having manual up and over door, power points, lighting, loft storage and housing the oil tank. The remainder of the front garden is laid predominantly to lawn with a timber fence to the front and a variety of shrubs and hedging.

A side path provides access to the **Rear Garden** which is South West facing and laid mostly to lawn with a decking area and several mature shrubs, trees and hedges, all partially enclosed by timber fencing, and a cold water

tap is fitted.

Council Tax Band B.

GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



Bedroom 1



Bedroom 2



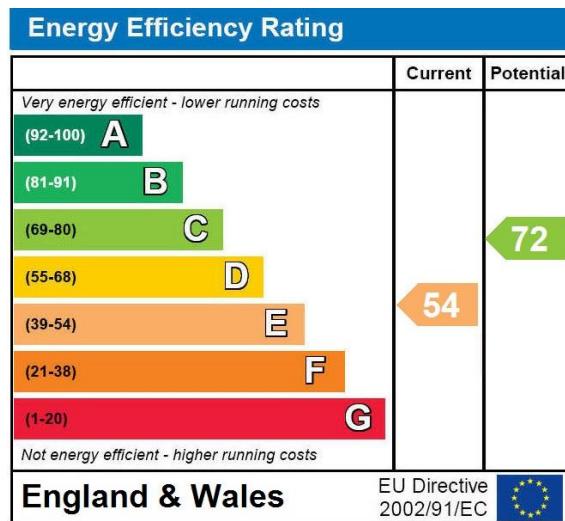
Bedroom 3



Bathroom



Rear 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 15/12/2025

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