



GATE HOUSE

Gorse Drove, Scredington, Sleaford, Lincolnshire, NG34 0AL
Guide Price £250,000

BROWN & CO

DESCRIPTION

A detached former gate house situated in an attractive rural location. The Property benefits from a good-sized plot comprising a secluded rear garden and driveway with parking for multiple vehicles. The total site equates to 0.11/acre.

In more detail, the principal accommodation comprises an entrance porch, hallway, dining room, kitchen, utility, living room, conservatory, downstairs shower room and downstairs bedroom, together with the master bedroom and family bathroom on the first floor.

ACCOMMODATION

Entrance Porch

(0.65 x 1.2) Side entrance porch leading into:

Entrance Hallway

(2.27 x 4.23) Laminate tiled floor. Staircase to first floor and doorways into:

Dining Room

(3.25 x 4.25 max) Carpet floor, wood burner with tiled surround, window to side elevation.

Kitchen

(1.78 x 4.18) Wooden base and eye level units, tiled floor, windows to front elevation.

Utility

(4.05 x 2.19) The utility forms a lean-to on the side of the Property and benefits from a tiled floor and windows to the side and rear elevations. A doorway leads to the garden.

Living Room/ Snug

(4.00 x 2.71) Laminate tiled floor, wood burner, windows to rear elevation and into utility. French doors opening into the conservatory.

Conservatory

(4.80 x 3.00 max) UPVC conservator, wood effect laminate tiles, boiler cupboard. Doors opening to rear garden and into shower room.

Shower Room

(1.05 x 3.00) Tiled walls, laminate tiled floor, corner shower, sink and toilet. Window to side elevation.

Downstairs Bedroom

(3.31 x 4.45) Double bedroom with built-in wardrobe. Windows to side and front elevation. French doors provide access from the hallway.

Landing and Staircase

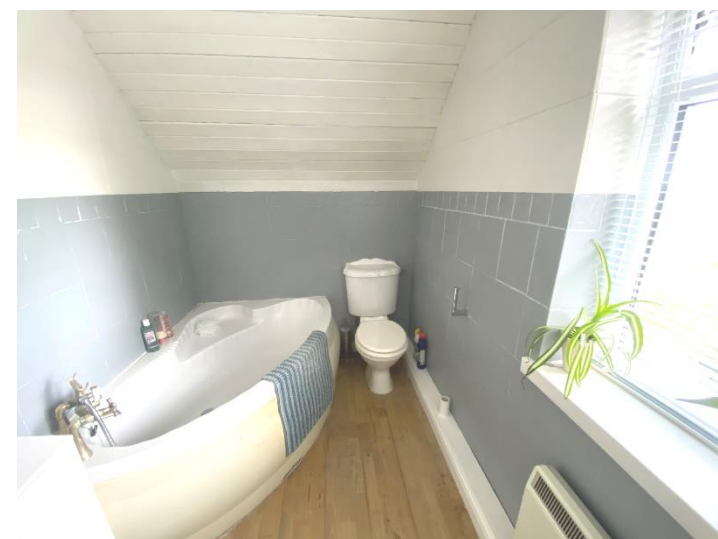
Window to side elevation. Storage cupboards. Carpet floor.

Family Bathroom

(1.75 x 2.71) Tiled walls, wooden tiled floor. Window to front elevation, corner bath, sink and toilet.

Master Bedroom

(3.20 x 3.85) Built in wardrobe, carpet floor. Loft hatch. Window to rear elevation.



SERVICES

The Property benefits from mains electricity and water, oil central heating and a septic tank.

TENURE AND POSSESSION

The Property is for sale freehold by private treaty.

COUNCIL TAX

The Property is in Council Tax Band B.

VIEWING PROCEDURE

Viewing of this Property is strictly by appointment. If you would like to view, please contact the Brown&CoJHWalter Lincoln office.

IMPORTANT NOTE

The Property is situated within the site of the proposed Anglian Water reservoir. For further information regarding this, please contact the agent.

Please note that some internal photographs have been taken using a wide angle lens.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

ENERGY PERFORMANCE CERTIFICATE

The Property has an energy rating of F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

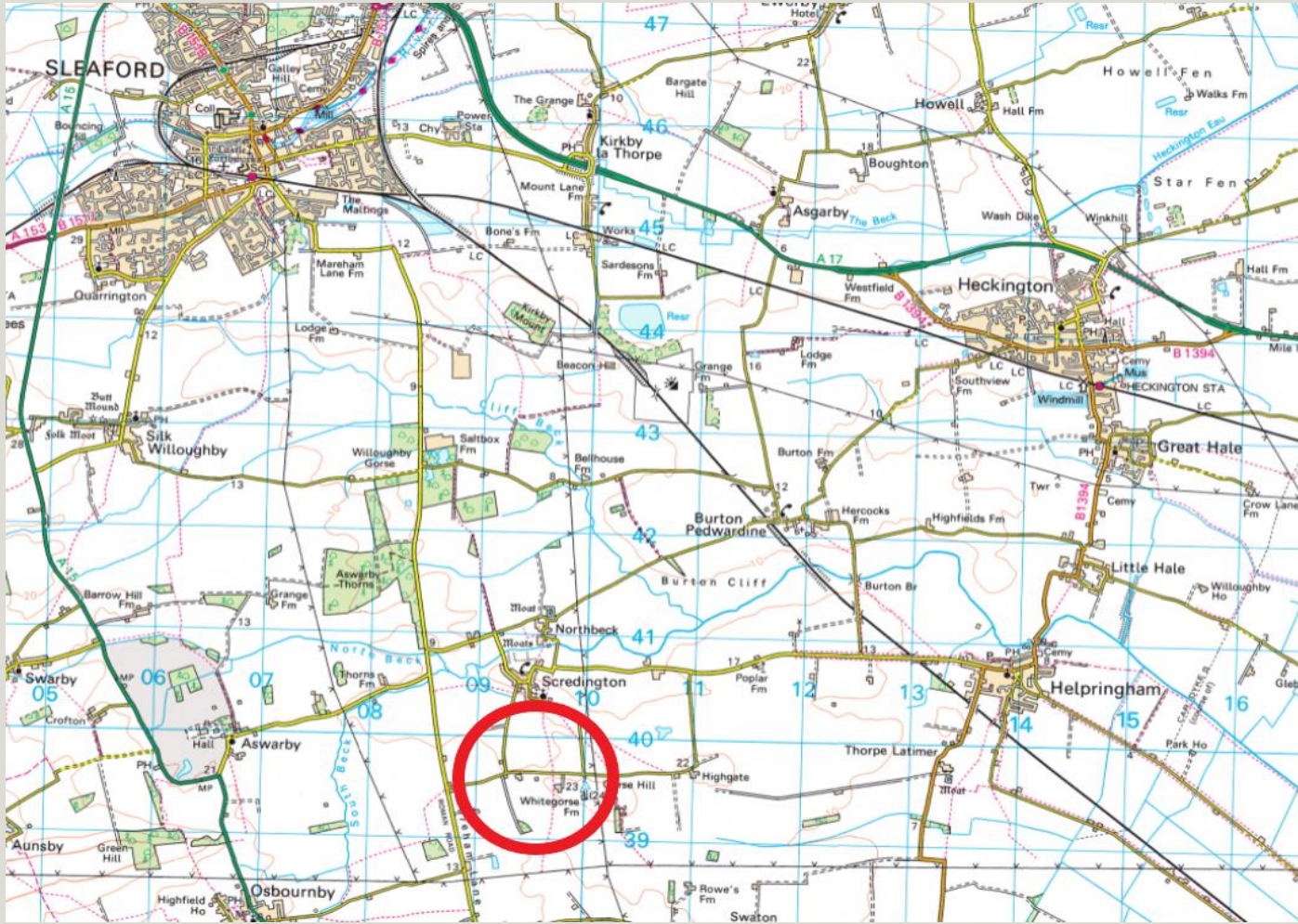
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted are most grateful for your assistance with this.

AGENT

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