



# Braemar House

Gorse Drove, Scredington, Sleaford, Lincolnshire NG34 0AL  
Guide Price £260,000

**BROWN & CO**

## LOCATION

Braemar House is situated off Gorse Drove, just outside the popular village of Scredington. Scredington is well located with good connections to the towns of Sleaford, Bourne, Grantham and Boston. Sleaford, an attractive market town, is situated just six miles from Scredington and provides an array of local shopping and recreational facilities.

## DESCRIPTION

A detached chalet style house property situated in an attractive rural location. The property benefits from a good-sized plot extending to 0.48 acre, in an elevated position with impressive countryside views, together with a garage and parking for multiple vehicles.

In more detail, the principal accommodation comprises an entrance hallway, kitchen, dining/ living room, downstairs bedroom and WC. On the first floor are two double bedrooms, a single bedroom and family bathroom.

The property is a partially completed renovation project.

## ACCOMMODATION

### Entrance Hall

(2.17 x 2.98 + 1.92 x 1.64) A solid wooden front door gives access to the entrance hallway. Staircase to first floor, doorways leading into:

### Kitchen

(3.96 x 3.03) Laminate floor, base and eye level units. Window to rear elevation.

### Dining/ Living Room

(2.99 x 3.70 + 6.50 x 3.52) A light and airy L-shaped room with large windows to the side and front elevation, together with windows and French doors to the rear. Open fireplace. Carpet floor.

### WC

(1.50 X 0.92) Lino floor. Window to front elevation. Toilet and sink.

### Downstairs Bedroom

(2.81 x 3.05) Double bedroom. Three windows to front elevation. Carpet floor.

### Landing

(0.91 x 2.93) Built in cupboards. Wooden floorboards.

### Bedroom One

(4.10 x 3.98 max) Carpet floor. Window to side elevation. Built-in cupboard.

### Bedroom Two

(1.92 x 2.20 + 1.19 x 2.99) Single bedroom with window to front elevation. Loft hatch. Wooden floorboards.

### Bedroom Three

(3.98 x 3.04) Window to side elevation. Wooden floorboards.

### Family Bathroom

(1.66 x 2.15) Partially tiled walls. Sink, bath and toilet. Window to rear elevation. Wooden floorboards.

## SERVICES

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

## TENURE AND POSSESSION

The Property is for sale freehold by private treaty.

## COUNCIL TAX

Council tax is payable to North Kesteven District Council. The Property is allocated within Council Tax Band C.

## VIEWING PROCEDURE

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

## 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.

## 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.

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## IMPORTANT NOTE

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

## AGENT

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## ENERGY PERFORMANCE CERTIFICATE

The Property has an energy rating of E.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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