

Church Lane, Scredington, NG34 0AG



Asking Price £145,000 Freehold



Welcome to this charming property located on Church Lane in the peaceful village of Scredington. This beautifully maintained post-war non-standard construction Swedish designed dormer semi-detached bungalow offers a unique living experience in a quiet and serene setting, consisting briefly of: Storm Porch, generous sized lounge, dining area, conservatory, kitchen, ground floor bedroom, ground floor shower room, two large bedrooms upstairs with additional WC. It has UPVC double glazing and oil fired central heating with radiators to all rooms. Outside offers beautiful gardens to the front and a low maintenance rear garden. Council Tax band: A. EPC: E.

This bungalow offers a comfortable living space with a touch of character having some quality finishes such as Oak internal doors and many ornamental fire places. The Swedish design uses timber with UPVC cladding which is all in fantastic condition with a tiled roof. Don't miss out on the opportunity to own this delightful property in the heart of Scredington. Embrace village life and make this bungalow your own peaceful retreat.

Accommodation



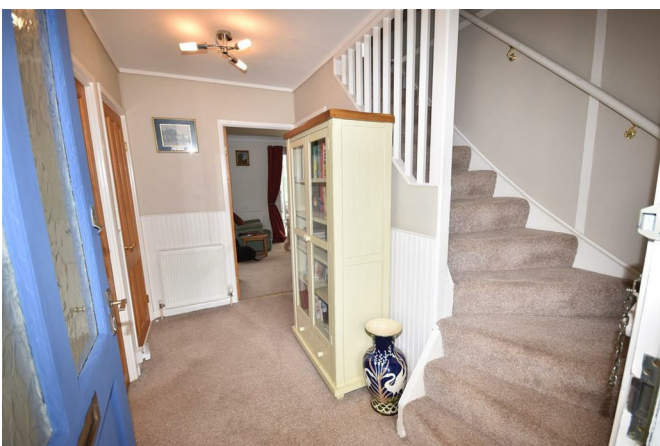
The property is entered through a UPVC glazed sliding door into the Storm Porch

Storm Porch



Two windows to both side elevations.

Hallway



Entered through an upper glazed wooden door from the storm porch, featuring some low level wall paneling, carpeted flooring, two storage cupboards one housing

the electrics, staircase to first floor, double radiator and doors leading to shower room, lounge and bedroom three/study.

Living Room 10'11" x 17'1"



Feature fireplace with electric fire, carpeted flooring, double radiator, large opening into dining area and door from hallway and kitchen.

Dining Room 10'11" x 7'3"



Window to rear elevation with radiator underneath, open chimney breast currently with 6 ft high wooden mantle housing a wooden seat, (not being left) carpeted flooring. a built in storage cupboard left of chimney breast and a further cupboard adjacent to store room door, the store room has a small window and ample space for a chest freezer and other items.

Kitchen 9'3" x 12'6"



Is accessed through either a UPVC glazed door from the rear or a step down from the dining area, windows to front and rear elevations making this room very light and airy, The units are a range of white wall and base units, laminate worktops with tiled splash-back and under cabinet LED lighting, space for electric cooker with extractor hood above, dishwasher will stay, but there is space for a tall fridge freezer and washing machine, vinyl flooring, loft access, one and half bowl sink and drainer with mixer tap, tongue and groove paneling to walls and ceiling.

Conservatory 9'9" x 11'3"



Ceramic tiled floor, double radiator, top opening windows, fully glazed patio doors onto decking with further double doors opening in from the living room.

Ground Floor Shower Room 7'1" x 7'4"



A frosted window to side elevation, vinyl flooring, UPVC cladded ceiling, double shower cubicle with electric shower, aqua boarding to all walls, close coupled toilet, pedestal sink with separate hot and cold taps, double radiator, extractor unit, additional electric fan heater, towel rail and mirror.

Bedroom 1 15'3" x 9'5"



Entered through an upper glazed bi-fold door, dormer window to rear elevation with double radiator underneath, ornamental fireplace, built in wardrobe and carpeted flooring.

Bedroom 2 15'3" x 9'7"



Entered through an upper glazed bi-fold door, dorma window to rear elevation with double radiator underneath, ornamental fireplace, built in wardrobe, carpeted flooring and access via loft ladder to a fully boarded attic which also has lighting.

Ground Floor Bedroom 3/Study 10'5" x 10'10"



Window to front elevation, ornamental fire place with hearth, storage cupboard with hanging rail, carpeted flooring and double radiator.

Upstairs WC



Situated on the top floor between both bedroom one and two providing an essential upstairs WC with small sink, having vinyl flooring and a sloping ceiling.

Outside Front and Left Side



There is a gravelled driveway large enough for two cars, having to the left side; a paved sloping disabled access walkway with dwarf wall either side leading to the front entrance. To the front there is a wrought iron railing which then continues around the corner with a tall private hedge along the public footpath, the property can be entered also through a low level picket gate leading up a pathway to the left side of the property which continues through to a taller gate around to the rear of the property having an additional shed with oil tank behind and further paving.

The gardens to the front left side are beautifully presented, made up of several matures trees and shrubs, vegetable patches, shaped lawn being separated by a pea gravelled twisted pathway, a greenhouse and a wooden shed. (The Poly Tunnel is not staying)

There is also on left side close to the property a large patio for alfresco dining, water harvesting butts, external metal cabinet housing the oil fired central heating boiler and an outside tap.

Outside Rear



The rear garden is in a triangular shape and is mainly laid to gravel making it low maintenance, having paving and

decking area from the conservatory and an additional small summer house styled shed.

Disclaimer 1

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

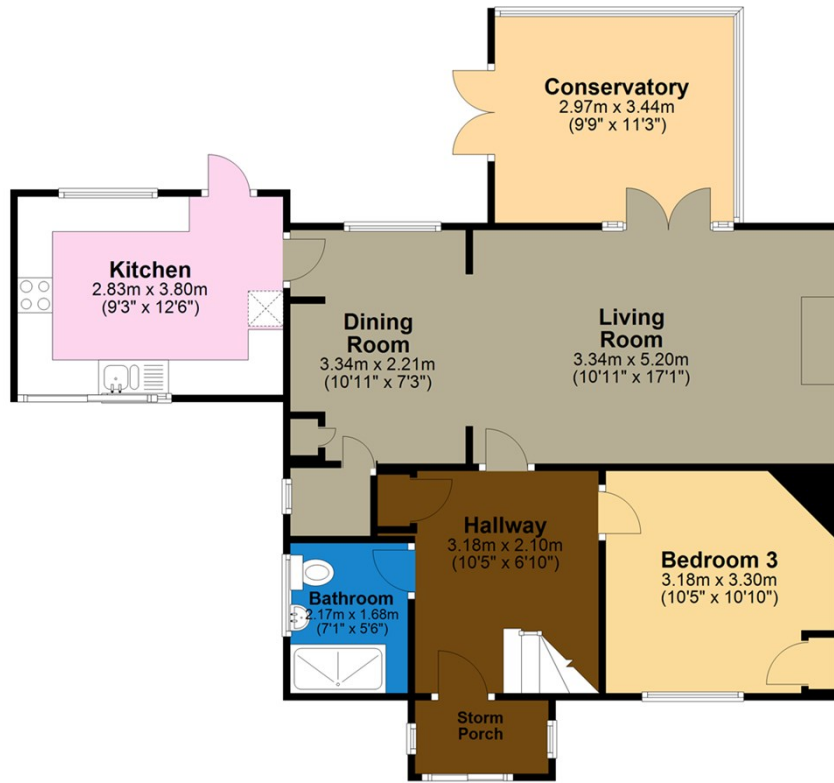
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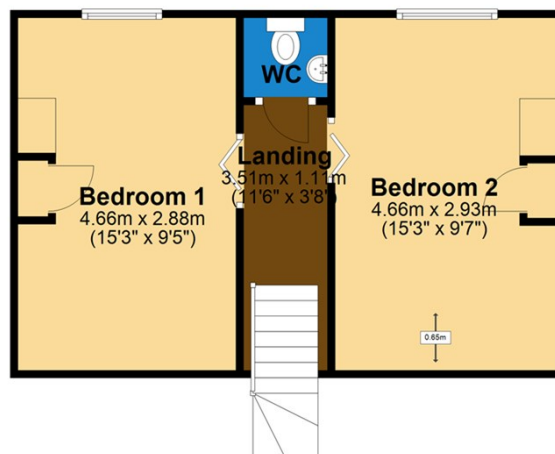
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

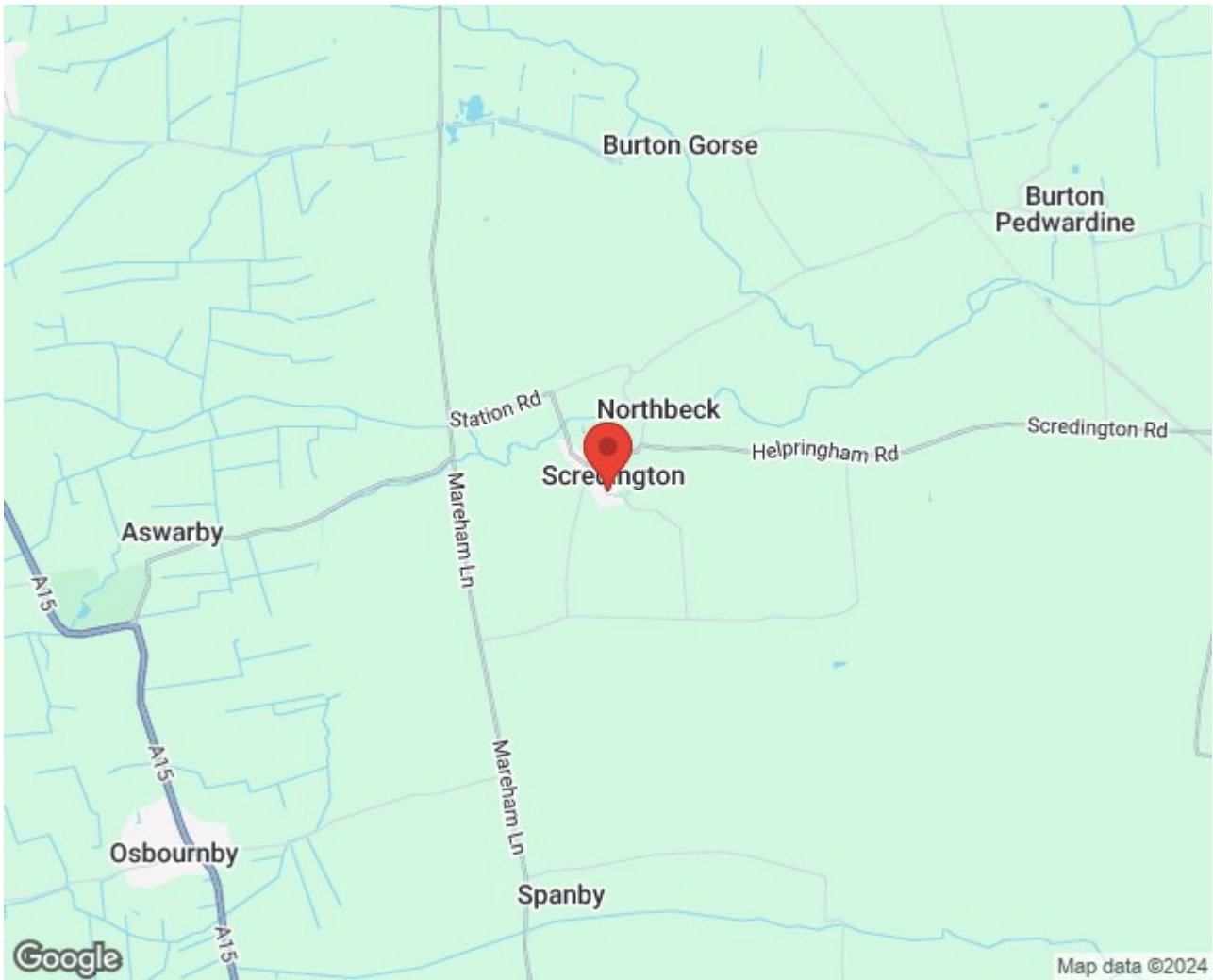
Ground Floor



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Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	42	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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