





Brittains Lane  
Pointon Sleaford NG34 0NW

for sale offers in excess of  
**£580,000**



### Property Description

Connells are delighted to bring to the market this stunning stone-built four-bedroom property situated in the sort after village of Pointon, this property internally consists of Entrance Porch, Hallway, Lounge, Dining Room, Study, Kitchen, Utility Room, Downstairs WC, Four Bedrooms, a very good size family bathroom and two En-suites. Externally the property consists of Rear Garden with Summer House, Tool Shed, Wood Shed, stone-built Workshop, Driveway and Double Garage with Car Port.



## Entrance Porch

6' x 5' 11" ( 1.83m x 1.80m )

## Entrance Hall

15' 9" x 10' 9" ( 4.80m x 3.28m )

## Study

13' 1" x 8' 7" ( 3.99m x 2.62m )

## Lounge

18' 6" x 13' 1" ( 5.64m x 3.99m )

## Dining Room

15' 9" x 11' 4" ( 4.80m x 3.45m )

## Kitchen

15' 9" x 13' 2" ( 4.80m x 4.01m )

## Utility Room

11' 4" x 7' 11" ( 3.45m x 2.41m )

## Landing

15' 9" x 9' 10" ( 4.80m x 3.00m )

## Bedroom 1

15' 9" x 13' 2" ( 4.80m x 4.01m )

## Bedroom 1 En Suite

11' 4" x 7' 11" ( 3.45m x 2.41m )

## Bedroom 2

11' 5" x 11' 4" ( 3.48m x 3.45m )

## Bedroom 2 En Suite

11' 6" x 4' ( 3.51m x 1.22m )

## Bedroom 3

13' 1" x 11' 4" ( 3.99m x 3.45m )

## Bedroom 4

13' 1" x 8' 9" ( 3.99m x 2.67m )

## Bathroom

13' 1" x 6' 8" ( 3.99m x 2.03m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM308592](http://connells.co.uk/Property/GRM308592)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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