



River Lane, Anwick Sleaford NG34 9SP

welcome to

River Lane, Anwick Sleaford

Ideal purchase for an investor or a first time buyer. Set back off the road with ample off street parking, large enclosed rear garden and large kitchen diner. This property is not to be missed and should be viewed to appreciate what it has to offer.



Entrance Porch

3' 11" x 5' 8" (1.19m x 1.73m)

Being approached via a wooden single glazed door from the front, having two double glazed windows either side and a further door to the:

Entrance Hall

Having a built in understairs cupboard and stairs rising to the first floor.

Lounge

15' 1" x 10' 6" (4.60m x 3.20m)

There is a modern electric fire as the focal point to the room, TV point, storage heater and double glazed window to the front.

Kitchen Diner

21' x 10' 5" (6.40m x 3.17m)

Fitted with a range of wall and base units with work surfacing over and single stainless steel sink with mixer tap. There is a built in fan oven, induction hob, plumbing for dishwasher, space for fridge freezer and double glazed window to the rear and door to the utility room. To the diner there is an electric fire, storage heater and double glazed window to the rear.

Utility Room

13' 2" x 6' (4.01m x 1.83m)

There are two work surfaces, plumbing for washing machine, two double glazed doors to the front and rear and further door to the:

Store

10' 1" x 6' (3.07m x 1.83m)

Having a work bench, lighting and a single glazed window to the rear.

First Floor Landing

There is access to the loft space, two built in cupboards, one housing the water tank and double glazed window to the side.

Bedroom One

15' 1" x 10' 6" (4.60m x 3.20m)

Having a storage heater and double glazed window to the front.

Bedroom Two

13' 5" x 10' 6" widest (4.09m x 3.20m widest)

There is a built in cupboard, storage heater and double glazed window to the rear.

Bedroom Three

7' 6" x 9' 3" (2.29m x 2.82m)

There is a small storage heater, bulk head over the stairs and double glazed window to the front.

Bathroom

Fitted with a suite comprising of a bath with electric shower over, pedestal wash hand basin and WC. There are partly tiled walls, extractor and double glazed window to the rear.

Outside Front

To the front of the property there is a driveway providing parking for several vehicles, lawned area and hedging to the border.

Rear Garden

The rear garden is fully enclosed with a lawn to one side, pathway down the middle and gravelled seating area to the other side. There is concrete slabs for two sheds, hedging to one side, walling to the back and to the opposite side there is a fence and hedging.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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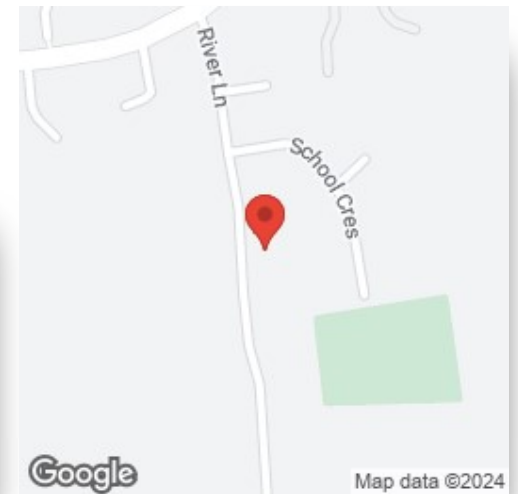
River Lane, Anwick Sleaford

- Ideal First Time Buy or Investment
- Three Bedroom Semi Detached
- Recently Renovated
- Off Street Parking
- Rural Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH110779 - 0010

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